

# October 16, 2006

**Present:** Don Brigham, Wayne Hileman, Jean Suddaby, Sue Werkhoven

**Guests:** None

**Visitors:** Valerie Andersen

**Call to Order:** Chairman Wayne Hileman called the meeting to order at 5:00 p.m.

## **Minutes of September 11, 2006 Meeting:**

Wayne Hileman made a motion to accept the September minutes as amended. Jean Suddaby seconded the motion, which was carried unanimously.

## **Public Discussion:**

Valerie Andersen said that this commission, along with the Open Space Committee, would likely see increased activity in the years ahead. Therefore, she suggested that the Housing Commission prioritize its goals so that it would be easier to determine the best recommendations for the use of housing fund monies. She would like the Housing Commission to identify the best methods of creating housing as an overarching goal, but also be able to react to situations as they arise. She also felt that the Commission should try as much as possible to make recommendations that would keep control of projects in the town's hands.

Wayne Hileman described the state's definition of affordable housing which precludes some approaches the commission might have tried. For example, the idea of designating some faulty housing as affordable was dropped as it didn't meet the state's criteria. He said this commission's first task was to analyze all the town's housing needs while also encouraging availability of affordable housing. If this assessment happened to produce goals similar to state goals, fine, but the main emphasis would be on what was best for Washington.

## **Senior Housing Survey:**

Wayne Hileman handed out a downloadable version of the survey. The definition of the word "moderate" used in the survey was discussed. "Moderate" was defined as an income of \$62000. Don Brigham felt the Commission should encourage a recommendation that builders provide houses for those at that income level. Jean Suddaby displayed sample survey drop boxes. Don Brigham moved to approve the survey's final version. Jean Suddaby seconded the motion, which was approved unanimously.

Wayne Hileman moved to make a recommendation to the Board of Selectmen that an expenditure not to exceed \$1000 be taken from the Housing Fund for the purpose of printing and postal patron mailing of the 2006 Senior Housing Survey for the Town of Washington. Jean Suddaby seconded the motion which was carried unanimously.

## **Update on Designation of Existing Housing:**

The Washington Congregational Church Council is prepared to place deed restrictions on four units in the Ellsworth Apartments. Wayne Hileman will provide the Council with a sample of deed restriction language. The Church Council's Finance Committee will affirm that their property management firm will handle these deed restricted units.

Starberry Farm has a caretaker's cottage that they would be willing to deed restrict for three years. The Washington Housing Trust's management firm will administrate this unit. The Housing Commission Fund will be used to reimburse the Housing Trust for this administration, which is a nominal fee.

## **"Affordable" vs. "Moderate" Housing:**

The article "Litchfield Group Has Plan for Housing", from the October 6, 20006, Litchfield County Times, was discussed. Don Brigham will contact Joyce Briggs, the President of the Litchfield Housing Trust, to discuss what it is doing. Also, the Housing Commission will schedule a joint meeting with the

Washington Housing Trust to exchange ideas.

The Housing Commission felt that it could encourage and promote housing for mid-level income if input from the town's citizens showed an interest in this.

**Executive Session:**

Wayne Hileman made a motion to go into executive session to discuss a potential municipal property transaction. Jean Suddaby seconded the motion, which was carried unanimously.

Wayne Hileman made a motion to come out of executive session. Jean Suddaby seconded the motion, which was carried unanimously.

**Adjournment:**

Wayne Hileman moved to adjourn the meeting. Sue Werkhoven seconded the motion, which was carried unanimously.

The meeting adjourned at 6:45 p.m.

**The next scheduled meeting is Monday, November 13, at 5:00 p.m. in the Land Use Room, Town Hall.**

Respectfully submitted,

Patte Doran