

North Stonington Affordable Housing Committee Minutes

Date: Thursday, April 28, 2016
Time: 6:00 PM
Location: Wheeler High School Media Center
298 Norwich - Westerly Road
North Stonington, CT 06359

1. Call to Order (6:10 PM)
2. Roll Call/Members Sign IN
 - a. Members Present: Mary Ann Ricker, Paul Bliven, Robert Mayne
 - b. Members Absent:
 - c. Guests Present: Tom Zanarini (Staff), Betty Ann Russ
3. Public Comments
 - a. None
4. Approval Of Minutes
 - a. Unanimous approval of February 25, 2016 minutes after correction.
 - b. No minutes from March 24, 2016 meeting. No quorum, meeting was held as a workshop.
5. Prospective member Q & A
 - a. Betty Ann Russ expressed interest in joining the NSAHC. Committee will recommend her appointment to the Committee through the Board of Selectmen.
6. HUD Housing Rehabilitation Report
 - a. Over \$162,000 expended thus far.
 - b. Eight (8) projects have been completed with five (5) of them to elderly residents.
 - c. One project is underway, one project is out to bid, one project has completed the scope of the work with another project verified for income eligibility.
7. 101A Anthony Road Status Report
 - a. NeighborWorks now owns the property.
 - b. Noah Brown and Mary Ann Ricker recorded the condition of the prior to construction beginning. This video footage will be used as part of a before, during, and after presentation of the renovation.
8. Incentive Housing Regs Status
 - a. Milone & McBroom prepared a draft for the Incentive Housing Zone (IHZ) regulation in September 2014.
 - b. Target date for completion of the proposed regulation prior to next NSAHC meeting in May.
 - c. State of Connecticut expected to have reply within ninety (90) days of receipt.
9. Wintechog Hill Proposed Housing Distribution
 - a. Discussion of what plan would look like on the property discussed at the March 24, 2016 workshop.

- b. Recommendation was created based on this discussion and the 2008 Affordable Housing Report. Recommendation unanimously supported and will be brought to the Board of Selectmen.
- 10. Mobile Display Changes/Use
 - a. Display will include renovations to the 101A Anthony Road property.
 - b. Investigate the likelihood of having the display at the North Stonington Agricultural Fair in July 2016.
- 11. Local Ordinance for Affordable Housing to meet CT guidelines
 - a. No update.
- 12. Status of Tax Delinquent Properties
 - a. No new properties at the moment.
 - b. Other town properties were identified in the past as potential properties for affordable housing. Plan to re-investigate those projects.
- 13. Goal Progress
- 14. Action Items
 - a. Recommend Betty Ann Ross to the Board of Selectmen to be appointed to the Committee.
 - b. Provide recommendations to Board of Selectmen for a plan for the Wintechog Hill property.
 - c. Invite Lesley Higgins-Biddle from LISC to discuss 501(c)(3) corporations.
- 15. New Business
- 16. Adjourn (7:10 PM)
 - a. Next meeting May 26, 2016