

North Stonington Affordable Housing Committee Minutes

Date: Thursday, February 25, 2016
Time: 6:00 PM
Location: Wheeler High School Media Center
298 Norwich - Westerly Road
North Stonington, CT 06359

1. Call to Order (6:06 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, Nathan Lynch, Shawn Murphy (First Selectman), Mark Donahue (Selectman), Leslie Higgins-Biddle (LISC)
3. Public Comments
 - a. Strategies for bringing affordable housing to North Stonington.
 - i. Investigate potential properties for affordable use. (Tax sales - on the tax roles but not generating taxes)
 - ii. Housing plan - well defined but what does town need to do to bring town to 10%? Affordable housing committee empowered to bring recommendations to Selectman Committee. More specific action plans.
 - iii. Wintechaug Hill property. Will support 66 bedrooms (based on feasibility study by Milone & MacBroom). Both market rate and affordable housing.
 - iv. Funds are available in the state for affordable housing. \$300 million available for new projects. Define who the town is trying to help? Be sure it is what the town needs.
 - v. Ferry Crossing in Old Saybrook is a prime example of what town owned land transitioned into mixed affordable housing.
 - vi. Concepts and approaches to increasing amount of affordable housing properties in town.
 - vii. A 501(c)(3) could come into town to create an Incentive Housing Zone (IHZ) through a grant.
 - viii. Would NSAHC provide vision for the property, seek planning group to then request town to approve a plan?
 - ix. Town applying for IHZ (floating zone) for the Wintechaug Hill property.
 - x. GPS Wintechaug Hill property?
4. Approval Of Minutes
 - a. No quorum for January meeting. No minutes for approval.
5. HUD Housing Rehabilitation Report
 - a. Grant should be fully expended. Grant expires in April but may ask for extension if needed.
6. 101A Anthony Road Status Report

- a. Ask the video production program at the high school if they would be willing to work with document the progress of renovation at 101A Anthony Road.
 - b. Document from beginning to end.
 - c. NeighborWorks now owns the property.
7. Incentive Housing Regs Status
 - a. Application is being prepared to return to the state.
8. Mobile Display Changes/Use
9. Local Ordinance for Affordable Housing to meet CT guidelines
 - a. Discussion with the Board of Selectman. Concern over the "contract" language in the ordinance.
 - b. Determine how are deed restrictions and tax abatements currently handled.
10. Status of Tax Delinquent Properties
11. Goal Progress
12. Action Items
13. New Business
14. Adjourn (7:38 PM)
 - a. Next meeting March 24, 2016