

## Affordable Housing Committee Workshop

Workshop Date: June 26, 2019

Workshop Location: Old Wheeler High School

Committee Members Present: Margaret Leonard, Mary Ann Ricker, Patrick Colgan, Ellen Flannery-Schroeder

Committee Members Absent: Betty Russ, Laura DeGoursey Guests: Stephen Colgan

Workshop Minutes:

Meeting was called to order at 6:00 pm.

Mary Ann Ricker noted that there will be an Ambulance Association meeting at the Emergency Services Center to discuss the property at 10 Mains Crossing (the site of the old ambulance center) on July 2, 2019 at 7 pm. The meeting will discuss future of this property and the potential for use as affordable housing. Mary Ann, Jen Wellborn, and Margaret plan to attend the meeting.

Juliette Hodge emailed the latest concept plan for the Wintechog Hill property. Mary Ann shared the plan with the members of the committee for review in the workshop. The plan passed the P&Z committee and now goes to the Board of Selectmen to be placed on the agenda for a future Town Hall meeting. The town will be ask to allow use of 11 of 108 acres to be used for affordable housing. Then, it would be put up for bid with developers with the right to refuse the bids if they are unacceptable. The Board of Selectmen can choose the percentage of the development that will be devoted to affordable housing (versus market rate). For example, the Board may choose to make 60-80% or 75% affordable housing. The Affordable Housing Committee members believe it should be a minimum of 60% affordable housing. Steve noted that he hoped that some of the affordable units would be devoted specifically to the disabled and noted that "points" are allocated for proposals with disability allocations if funding requests are made to Intellectual Disabilities and Autism Spectrum Disorder Housing (iDash) Program.

We recommended that, of the 24 units represented in the concept plan, approximately 60% of the units be devoted to affordable housing (60% of 24 is 14.4 units). Thus, a recommendation if for 14 affordable units (comprised of 8 non-disabled, 5 disabled, and 1 caretaker) leaving 10 units to be offered at the market rate. Committee members then planned to recommend the following allocations of units for the Wintechog Hill concept plan:

- 14 bedrooms to accommodate disabled residents and a local caretaker (i.e., a person/ persons who live on-site to help the disabled residents as needed).
  - o 2 three-bedroom units
  - o 3 two-bedroom units
  - o 1 two-bedroom unit for the caretaker

- Of the remaining 36 bedrooms, we would propose the following
  - o 9 one-bedroom units
  - o 9 two-bedroom units
  - o 3 three-bedroom units

This plan represents 27 total units with a total of 50 bedrooms.

Monthly events were discussed. There is a plan for the Affordable Housing Committee to be present at the No Sto Fest in September, and plans were begun for holding a Party at the Pavilion in early October (perhaps Oct. 5 or 6, with special invitation to churchgoers from the town). Mary Ann suggested that perhaps Mary Cooper ("Duffy") could be the one to recruit attendees to the party.

Meeting adjourned at approximately 7:30.