

HOUSING BOARD OF TRUSTEES

Tuesday, September 16, 2014, 7:00 PM

Present: Steve Martin, Chariman (arrived while meeting underway)
Richard Staples
Molly Lee
Mike Winitsky
Steven Boyajian

Also present: June Speakman, Town Council President (arrived while meeting underway)

MINUTES OF MEETING

- Mr. Staples, acting as chairman due to Mr. Martin's anticipated delayed arrival, called the meeting to order.
- Mr. Staples announced that Paul Dulchinos agreed to act as the Planning Board's liaison to the Board.
- Mr. Boyajian made a motion to approve the minutes of the August 18, 2014 meeting as presented. The motion was seconded by Mr. Winitsky and unanimously approved.
- The Board discussed the draft plan from Sokoloff Associates concerning the implementation of strategies to capture existing housing units within the town for the purpose of affordable housing.
 - During this discussion, Town Council President Speakman arrived at the meeting.
 - The draft plan provided by Sokoloff Associates was reviewed by the Board.
 - The members of the Board discussed their reactions to the plan as drafted.
 - Gary Morse made several comments concerning the draft Sokoloff Associates plan.
 - Mr. Morse suggested that any reliance upon CDBG funds within the plan would trigger an obligation on the part of the Town to complete an "analysis of impediments" study as part of an alleged obligation to "affirmatively further fair housing"
 - Mr. Staples, the Board's liaison to Sokoloff Associates, indicated that he would ask Sokoloff Associates to consider the points raised by Mr. Morse in revising the draft under consideration.

- Council President Speakman indicated that the Town Planner and Solicitor were looking into the matters raised by Mr. Morse.
 - As part of the discussion concerning the Sokoloff Associates draft plan, Mr. Winitzky inquired as to the Planning Board's and Town Council's respective views on fee in lieu.
 - Council President Speakman indicated that there was some concern on the part of the Planning Board due to the setting of the applicable fee at \$67,000. Some feel that this fee is too low.
 - The Board members discussed how a hypothetical fee in lieu could be used to pursue the strategies set forth in the Sokoloff Associates plan.
 - Mr. Martin, who arrived during the discussion of the draft Sokoloff Associates plan, provided his thoughts concerning the plan as drafted.
 - Ms. Lee departed the meeting at 7:50 while Mr. Martin was providing his thoughts concerning the Sokoloff Associates plan.
 - Based upon the Board's discussions, the members suggested four revisions to the draft plan under consideration:
 - That the plan make provision for the capturing of exiting multifamily units as well as single family units;
 - That the plan consider the Town's ability to waive (or not) interest with respect to funds advanced from the proposed revolving fund;
 - That the plan expressly include reference to a mechanism whereby consummation of purchases would be contingent upon Town Council approval; and
 - That the plan expressly provide that the Town will have the ability to impose resale restrictions upon properties acquired and/or rehabilitated through the program.
 - Mr. Martin made a motion that the Board accept the Sokoloff Associates plan as presented but subject to the four amendments discussed and set forth above. The motion seconded by Mr. Staples and unanimously approved.
- The Board discussed the draft Comprehensive Plan being considered by the Planning Board.

- Council President Speakman noted that there would be three upcoming public fora concerning the plan and suggested that the input of a member or members of the Housing Board would be helpful.
- The Board generally discussed the proposed amendments to the Comprehensive Plan.
- In light of prior discussions of changes to state law affecting affordable housing, including the earlier discussion of fee in lieu, the Board had no further discussion of statutory changes affecting affordable housing.
- Mr. Staples made a motion to adjourn which was seconded by Mr. Boyajian and unanimously approved.