

# **WARREN AFFORDABLE HOUSING ADVISORY BOARD**

## **Minutes**

**Meeting of September 4, 2007**

### **I. Call Meeting to Order**

**The Meeting was called to order by Vice Chair James Nightingale at 7:10 p.m. Members present included Mr. Nightingale, Thomas Mack, Jason Ferri and Freda Doyle.**

### **II. Adoption of Minutes**

**A motion was made by Mr. Ferri to approve the minutes of the May1, 2007meeting. The motion was seconded by Ms. Doyle and passed unanimously.**

### **III. Reports and Updates**

#### **A. Housing Consortium**

**Mr. Mack reported that the housing consortium idea was dead for the remainder of this year. Mr. Mack had not discussed future consortium possibilities with the Town Planner yet but said that he will make a report at the next meeting.**

#### **B. Correspondence**

**The board received a letter from the town council which contained a proposed ordinance from the Town of Barrington regarding the establishment of an Affordable Housing Trust Fund. The board reviewed the ordinance but took no action pending receiving copies of the proposed ordinance for Warren. Mr. Nightingale reported that the Town Council will also begin discussion of an inclusionary zoning**

**ordinance at their Sept 11 meeting. It was not clear what the nature of the ordinances would be so a motion was made by Mr. Ferri and seconded by Mr. Mack to obtain copies of the proposed ordinances. The motion passed unanimously. Mr. Nightingale and Mr. Mack will attend that meeting Sept. 11 Town Council meeting to obtain copies of the proposed ordinances and report back to the board at the Oct. 2 AHAB meeting.**

#### **IV. Pending Development Proposal**

**The following pending developments were discussed**

**A. The Tourister development proposal remains before the court. The developer is asking for an increase in the height of the buildings which the Zoning Board opposes.**

**B. The exact status of 509 Child St. is not known but the project is stalled. Mr. Mack will discuss the matter with the Town Planner and report back at the next meeting.**

**C. There is some speculation that a development may be going in at Lial Farm but the status is unknown at this time. The Board will investigate further**

**D. The St. Casmir's development is moving along as expected.**

#### **V. Low and Moderate Income Housing Strategies.**

**The board discussed several issues currently confronting low and moderate income housing development. The board agreed that achieving the state mandated 10% goal for affordable housing appears impossible at this time. The board discussed lobbying the**

**state legislature for changes to the current law. These changes might include counting non subsidized affordable housing toward the 10% goal, lowering the percentage or legislating that 10% of new housing units be affordable. The board will discuss the matter at the next meeting.**

**Also discussed was the possibility of contacting the equivalent Affordable Housing Boards in other towns to gauge support for these ideas and possibly band together to encourage changes to the legislation.**

**The board also discussed the role of historic tax credits in the development of affordable housing. If the state begins phasing out these credits, which seems likely, the board was concerned that this could negatively impact developer's willingness to include affordable units particularly in large redevelopment projects. The board agreed to seek input from the Town Planner in this matter.**

## **VI. Adjournment**

**A motion was made by Mr. Mack to adjourn at 8:10 p.m. The motion was seconded by Ms. Doyle. The commission voted unanimously to adjourn. The next meeting will be Sept. 4, 2007**

**Minutes Drafted 9/5/2007**

**Thomas Mack, Secretary**