SHERMAN HOUSING COMMISSION
Regular Monthly Meeting Minutes
Monday, 23 April 2018  5:00 PM
Mallory Town Hall

Members Present:  B.Hoag, K.Harrison, H.Bray, C.Faure

Members Absent:  D. Tuck

Also:  L. Whitney, clerk; D.Lowe, Sherman First Selectman and an audience of 4

Call to Order:  B.Hoag called the meeting to order at 5:00 PM

Approval of Minutes:

C. Faure requested dropping the word “architectural” describing her review of acreage requirements from the 22 Jan 2018 minutes.

All future meetings will take place in the small meeting room as was voted on and approved at the 22 Jan 2018 meeting.

Motion to approve minutes from 22 Jan. 2018 by K. Harrison

Seconded by H. Bray

Vote for:  unanimous

Correspondence:  None

Old Business:

There was a brief discussion about variable density housing as it would require careful consideration of acreage requirements.  K.Harrison reported that her preliminary research indicates that statewide statistics do not seem to apply to Sherman. She has some small town research but is not finished compiling information.  A concern is that utilizing state and/or federal funding opens up the housing to everyone in the country.  H.Bray questioned whether or not Sherman is required to offer affordable housing. A discussion about the guidelines dictating what affordable is ensued.

B.Hoag outlined things that have been accomplished by the Housing Commission to date:

  Increase in tax credits
  Increase income limits to receive tax credits
  Married local income levels to state income levels
  Introduction of accessory apartments and buildings
  Established a tax deferment program (this has not yet gone to Town meeting for approval)
New Business:

Review the revised town ordinance authorizing an increase in the number of Housing Commission members from 5 up to 9. There was discussion as to have the commission hold 9 members or 7 members with 2 alternates. As this is an advisory board alternates may not be a necessary component. A request for people interested in joining the commission has been posted in town hall. Additional appeals for interested parties will be posted in the Sherman Sentinel and the Town Tribune. Any interested parties are invited to attend the 21 May 2018 meeting to present their interest to the commission.

Public Comment:

S. Roffwarg, who served on the Housing Commission for the June 2014 referendum, asked about the commission’s strategies and expressed possible interest in joining. He sees a need in Sherman for seniors who need accessibility to neighbors and the community. He has seen statistics that show that even with state and federal funding, most people applying for senior housing come from a 10 mile radius as they want to remain near family and familiar surroundings.

B. Ackerman reported that from a P&Z lens, offering accessory apartments and buildings may not protect us from state requirements for affordable housing. The state has offered money to small towns for building projects but it is unknown if there is any of that funding still available. Suggestion was to make a plan first to add clarity to any proposal offered to the town.

J. Philipakos questioned how many people the tax deferment program will help. He feels accessory apartments answer a need and agreed that the commission should make a plan and then look for property.

A discussion followed about the difficulty of finding property and looking for donors. There was general agreement that development to attract younger people would likely not be what seniors are looking for in housing.

What’s Next:

Meet with people interested in joining the commission.

Adjournment:

B. Hoag moved to adjourn the meeting at 5:50 PM
K. Harrison seconded the motion
Meeting was unanimously adjourned
The next meeting will be 21 May 2018 at 5:00 PM

Respectfully submitted by,

Linda Whitney
23 April 2018