Town of Sherman Housing Commission
Monthly Meeting Minutes FINAL

Monday, January 21, 2019   5:00 PM

Members Present: B. Hoag, B. Ackerman, F. Copsidas, K. Harrison, T. Hollander,

Members Absent: H. Bray, C. Faure, D. Tuck

Also Present: Don Lowe, Sherman First Selectman; M. MacKinnon, Clerk

Call to Order: B. Hoag called the meeting to order at 5:02 PM.

Approval of November Minutes:

Motion to approve November 26 minutes by K. Harrison.
Seconded by Ted Hollander.
Vote for: Unanimous.

Correspondence:
There was a recommendation from the First Selectman to add another commissioner.

There will be no February meeting. K. Harrison will chair the next meeting to be held on Monday, March 4. B. Hoag will attend via phone.

Old Business:
B. Ackerman reported on the affordable housing drive-by viewings conducted in December. In summary, 10 properties were viewed, none had garages, and some properties were dated. None of the properties had attributes desirable for a Sherman project.

New Business:

Organizational structure recommended by Lesley Higgins-Biddle, Senior Program Officer, Connecticut Statewide Program to plan and fund affordable housing.

B. Hoag asked B. Ackerman to report on a teleconference with L. Higgins-Biddle that followed the November commission meeting, regarding how to form a non-profit structure. B. Ackerman reported that:
- Portions of the mission statements for Goshen and Falls Village housing complexes were appropriate for a Sherman project.
- The structure would be separate from the Housing Commission but would work closely with the Commission.
- Membership in the new organization would be strictly on a volunteer basis.
- Housing Commission members could be members of the new organization.
- T. Hollander speculated the new organization might evolve as the land trust did when it evolved from Sherman’s Conservation Commission.
The organization might receive seed money until funds could be secured.
Depending on its structure, the organization could set tenant income requirements.
B. Ackerman recommended a public update inviting participation and input, and asking for information on possible available land or buildings.
B. Ackerman read a draft update, written in collaboration with T. Hollander. The commission agreed with the wording and suggested it be published in local papers at the soonest available date.
K. Harrison suggested another survey be conducted to confirm both the level of interest in Sherman and the percentage of seniors who need housing.
F. Copsidas suggested holding a commission meeting at the Senior Center, perhaps at one of their Wednesday lunches. B. Ackerman offered to contact the Senior Center to determine the best date and time.
B. Ackerman and T. Hollander will attend the Planning and Zoning Commission meeting on February 7. B. Ackerman and F. Copsidas will attend the Board of Selectmen meeting on February 28.

Discussion and vote on changing commission chairman
B. Hoag offered to step down and allow new leadership and ideas to come forward. Commission members present asked B. Hoag to continue as Chairman.
A discussion on possible new commission members followed and they will be invited to attend the March meeting.
- B. Hoag will contact Dr. Andrew Millar.
- K. Harrison will contact Catherine Cooke and James Philipakos.
- B. Ackerman will contact Alexis Mace.

Review any other items from Commission members.
B. Ackerman and F. Copsidas offered to complete the steps needed to form the non-profit housing organization.

Public Comment: none

Adjournment:
B. Hoag moved to adjourn the meeting at 6:00 PM.
K. Harrison seconded the motion.
Meeting was unanimously adjourned.

The next meeting will be March 4, 2019 at 5:00 PM.

Respectfully submitted by:
Michele MacKinnon
23 January 2019