Affordable Housing Committee Special Meeting Minutes
Goshen Town Hall
Jan 16th, 2025 @ 6:00 pm

Attendance: Lynette Miller, Mike Esposito, Jeff Damiano, Adam Andrusia, Russ Hurley,

Excused: Peter Kujawski

1. Meeting **Called to Order** by Chairperson Miller at 6:01 pm
2. **Attendance** was noted
3. **Seating of Alternate**-Mike Esposito made a motion to seat Adam as alternate, Seconded by Russ Hurley. Motion passed
4. A motion was made to **accept the minutes** of the Dec meeting by Mike Esposito, Seconded by Russ. Motion Passed. Jeff Damiano Abstained
5. **Correspondences** were shared from The Goshen Housing Trust and submitted to the Secretary to attach to minutes
6. **New Business**- none due to special meetings
7. **Old Business**

A. Discussed other towns 8-30g explanation for creating document for Goshen

B. Available Land Project (Mike Esposito) Discussion was had on where development can occur in Goshen. Committee will look to examine maps of the following

1. Protected lands
2. Available Lands for Development
3. Wetlands
4. Farmland preservation
5. state lands
6. Water shed

C. Meet at Feb 3rd 2:30 pm Jeff Damiano makes a motion to hold exploratory meeting seconded Mike Esposito. Motion passed

D. Contact Senator Harding about Affordable housing legislative updates on affordable Housing motion by Esposito seconded by Russ. Motion passed

8. A motion to Adjourn was made by Jeff Damiano, seconded by Russ Hurley. Motion passed
Meeting Adjourned 6:57 pm

Submitted by

Jeff Damiano

Jeff Damiano, Vice-Chair/ Secretary

Received Jan 17, 2025 @ 10:26 AM

Attest Barbara L Brea

Goshen Town Clerk

Goshen
Housing Trust
For a Stronger Community

Responses to questions asked by the Town of Goshen Affordable Housing Plan Committee (December 12, 2024).

1) How many residential units have been rehabbed and are available to rent?

There are currently 12 rentable units. All are rented.

2) How many units are rented and occupied?

Asked and answered. Twelve.

3) How many units are pending rehab?

This question is not germane to the committee's work.

4) What is the total/maximum number of units which will ultimately be available for rent?

There are 18 apartments. We expect all 18 to be rented sometime in 2025.

5) Are you considering converting any existing retail space to residential?

We have had very preliminary feasibility discussions about converting some of the unused space we have into two (2) additional one-bedroom apartments. These would be ground-level, accessible units that adhere to Universal Design standards and therefore are suitable for seniors or those with physical disabilities. Doing this is subject to obtaining funding, and a variety of approvals will be required. If we proceed with this, it will bring the total number of apartments to 20 with 19 of them being subject to income restrictions.

6) Do you anticipate establishing additional apartments in other locations at this time? If so, how many units?

We have no plans for additional rental apartments at this time.

7) Please provide a breakdown of the currently rented apartments as to where they fall in regard to the 80% of median income for Litchfield county. This will allow the town of Goshen to determine the number of HUE points generated in your location.

Of the 18 apartments that we have all but one (i.e., 17) are required to be rented to applicants with a Household Income as defined by HUD of 80% of Area Median Income or less for the Town of Goshen. The 18^{th} unit is unrestricted, and we can rent it at market rates.

8) Are you participating, or intend to participate, in a partnership with the Goshen Land Trust llc to coordinate building homes/apartments or conversion of homes to apartments where the Land Trust provides or leases the property? This would specifically be in conjunction with the partnership program that has been proposed by Jocelyn Ayer, Director of the Litchfield County Center for Housing Opportunity.

No. The Board has had no official discussion or consideration of such a partnership to date. We are open to exploring natural synergies that may exist with the Goshen Land Trust, Inc, if they are. It is not uncommon for housing development and open space considerations to be looked at together. However, developing homes or apartments on land owned by the Goshen Land Trust, Inc. seems to me to be highly unlikely for a number of reasons.

Submitted by Chris Sanders
President
On Behalf of the Board of Directors
December 29. 2024

Gmail Lynette Miller <lynettemiller622@gmail.com>

Housing inquiry

Lynette Miller <lynettemiller622@gmail.com> Tue, Jan 14 at 11:11 PM
To: <csanders@goshenhousingtrust.org>
Cc: Todd Carusillo <1stselectman@goshenct.gov>, <solson@goshenct.gov>, <dkinsella@goshenct.gov>, Dawn Wilkes <dogmamadawn@gmail.com>, <ptkujawski@gmail.com>, Mike Esposito <mesposito8@aol.com>, <hogger91471@gmail.com>, <jdamiano109@gmail.com>, <a_andrusia@yahoo.com>
Bcc: Lynette Miller <lynettemiller622@gmail.com>

Thank you for your prompt reply Chris. Since we were amidst the holidays, my email was simply intended as a reminder, as stated.
I apologize for the use of the "LLC" denotation. I was also working on a matter concerning an LLC at the time, hence the typographical error. We do recognize that your organization is the Goshen Housing Trust, Incorporated.

We did not receive a response to our inquiry notated under question numeral seven (7):
"7) Please provide a breakdown of the currently rented apartments as to where they fall in regard to the 80% of median income for Litchfield county. This will allow the town of Goshen to determine the number of HUE points generated in your location."

We are providing you with additional information to assist you in submitting this information. I will provide detail. The following categories are set forth by the State of Connecticut to award towns and cities points towards moratorium. Moratoriums, typically a period of 4 years for small towns, provide periods of time for municipalities to plan for additional affordable housing. During a state granted moratorium the municipality is not subject to the appeals process should a developer seek to bring a project to our Planning and Zoning Commission. This information will assist in amending a portion of our Town's Affordable Housing Plan.

Please provide the number of units the GHT Inc has in each category noted below in accordance with the state defined income limits. This information will allow the Town of Goshen to include your data, along with other qualifying units, to forecast a baseline. Please give your special attention to numeral four (4):

1) Owned or rented market-rate unit in a "set-aside development".
*Set-aside Development:
A development in which, for at least 40 years after initial occupancy, at least 30% of the units are deed restricted.
Specifically, at least:
(1) 15% of the units must be deed restricted to households earning 60% or less of the area median income (AMI) or state median income (SMI), whichever is less, and
(2) 15% of the units must be deed restricted to households earning 80% or less of the AMI or SMI, whichever is less.

2) Owned or rented elderly unit restricted to households earning no more than 80% of the median income.

3) Owned family unit restricted to households earning no more than:
a) 80% of median income
b) 60% of median income
c) 40% of median income
*Note: We are aware that this category is not applicable to your current project.

4) Rented family unit restricted to households earning no more more than:
a) 80% of median income
b) 60% of median income
c) 40% of median income
* Please note, the Town of Goshen requires specific data as to household earnings for each percentage category above of rental restricted (non-market rate) units.

Thank you in advance for your anticipated prompt reply. We would appreciate reply on or before February 10, 2025. We will contact you should we have any additional inquiries subsequent to this follow-up request.

We wish you and the all of the Goshen Housing Trust Board of Directors a happy and healthy New Year.

Submit w/ minutes

January 15 , 2025

<u>Response to Questions from the Goshen Affordable Housing Plan Committee</u>

We did not receive a response to our inquiry notated under question numeral seven (7): "7) Please provide a breakdown of the currently rented apartments as to where they fall in regard to the 80% of median income for Litchfield county. This will allow the town of Goshen to determine the number of HUE points generated in your location."

I think I did answer the question. It asked, "Please provide a breakdown of the currently rented apartments as to where they fall in regard to the 80% of median income for Litchfield county." And I responded that 17 fall at or below the 80% median income level.

Here is our affordability matrix:

AMI	# Units
25%	4
50%	7
80%	6
At Market	1
	18

1) Owned or rented market-rate unit in a "set-aside development".
***Set-aside Development:**
A development in which, for at least 40 years after initial occupancy, at least 30% of the units are deed restricted. Specifically, at least:
(1) 15% of the units must be deed restricted to households earning 60% or less of the area median income (AMI) or state median income (SMI), whichever is less, and
(2) 15% of the units must be deed restricted to households earning 80% or less of the AMI or SMI, whichever is less.

None of our units are deed restricted, and Goshen Village Marketplace is not a "set-aside development".

2) Owned or rented elderly unit restricted to households earning no more than 80% of the median income.

None of our units are restricted to the elderly. HUD defines "elderly" as individuals aged 62 or older; we have no such age restrictions. Four of our units will use Universal Design and a ground floor location to be accessible for anyone who needs this of any age or those of any age with physical disabilities. But they will not be restricted to the "elderly".

3) Owned family unit restricted to households earning no more than:
a) 80% of median income
b) 60% of median income
c) 40% of median income
***Note: We are aware that this category is not applicable to your current project.**

As you say, this does not apply to our project.

4) Rented family unit restricted to households earning no more than:
a) 80% of median income
b) 60% of median income
c) 40% of median income

See the table above. I suppose you might be able to say that the answers would be:

a) 17 (80% AMI + 50% AMI + 25% AMI)??
b) 11 (50% AMI + 25% AMI)
c) 4 (25% AMI)

But without knowing the context of the question, I am not sure.

Respectfully Submitted,

Chris Sanders
President, GHT, Inc.