

**TOWN OF MANCHESTER
HOUSING COMMISSION MEETING MINUTES
SPECIAL MEETING – 7:00
LAW LIBRARY – TOWN HALL
THURSDAY, DECEMBER 10, 2008**

MEMBERS PRESENT: Chairman Geoff King, Sue Hadge, Julian Stoppelman, Patricia Cottle, Peter Mason, Gerald Guay

ALSO PRESENT: Gary Anderson

Chairman King told the Commission the purpose of the special meeting was to respond to the six-month multi-family development moratorium proposed by the Planning and Zoning Commission. He said he thought it was also appropriate to comment on an application currently before the PZC for the rehabilitation of the dye house on Pine Street into 57 apartment units, noting the Housing Commission shared some common ground with the PZC, including a desire to increase owner occupancy rates and decrease concentrations of poverty in Town.

Response to Development Moratorium Proposal

Mr. Mason reiterated his comments from the November meeting suggesting the Commission not fight the moratorium but support it with the caveat that exploring housing for affordability in Town be part of the moratorium's stated purpose.

Chairman King said since the PZC will need to consider affordability in any case, the Housing Commission could encourage the PZC to be explicit about it. He said he would like to see a broader purpose statement explaining why there is a need for a moratorium.

Mr. Anderson reminded the Commission the public hearing on the moratorium will take place on January 5, 2009. Any recommendations the Housing Commission makes would likely be discussed and perhaps acted upon at that meeting. Chairman King suggested adding the word "affordable" to the first sentence in the purpose statement, which would read, "the Town of Manchester Planning and Zoning Commission (PZC) has determined that a review of the zoning regulation provisions that govern the location, type, density, design, and affordability of multi-family housing."

Mr. Mason suggested the Commission write a formal letter to the PZC expressing their support for closely examining housing issues during a moratorium, including housing affordability. Chairman King said he would write a letter to the PZC on behalf of the Commission rewording the purpose statement to include the word "affordability". The Commission agreed by consensus that Chairman King should draft such a letter and distribute it to Commission members for their review prior to submitting it to the Chairman of the PZC. All Commission members were

encouraged to attend the public hearing on January 5, 2009 to speak in favor of the inclusion of the word "affordability" in the purpose statement.

Foreclosure Prevention Event

Chairman King reminded the members of the Commission that they and the Town will be hosting a foreclosure prevention event on Monday, December 15, 2008 from 5:30 to 7:30 p.m. The session will take place in the Lincoln Center Hearing Room and all Commission members are encouraged to attend.

Response to Dye House Application

Mr. Mason suggested the Commission submit a letter in support of the dye house project. Mr. Anderson reminded the Commission the PZC will only be reviewing the development of the site, not the price of the rental units involved in the project. The Commission decided by consensus it was still important to let the PZC know they were in favor of the project. Chairman King said he would draft such a memo the PZC and get it out to the Commission along with the letter addressing the moratorium by early next week.

The meeting was adjourned at 8:05 p.m. The next regularly scheduled meeting for the Manchester Housing Commission will be on ***Wednesday, January 14, 2009 at 7:00 p.m. in the Lincoln Center Hearing Room.***