

1. Notice

Documents:

[AFFORDABLE HOUSING TRUST NOTICE - 4-5-2023.PDF](#)

2. Minutes

Documents:

[AFFORDABLE HOUSING TRUST BOARD - MINUTES \(04-05-2023\) V2.PDF](#)

# Notice of Agenda

## **THE TOWN OF GREENWICH AFFORDABLE HOUSING TRUST**

### **Affordable Housing Trust Board and Advisory Council**

Wednesday – April 5, 2023 –3:00 pm

Virtual Meeting via Zoom

Please click the link below to join the webinar:

<https://greenwichct.zoom.us/j/85175602842?pwd=NHIUZnJxdVNCL2M1T1ZjRGFXb2xMUT09>

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## **MEETING AGENDA**

- Review progress in developing marketing effort.
- Discuss funding applications with respect to:
  - Benedict Place
  - Home Place
  - 25 Henry Street
- Brief status update on:
  - 1165 King Street
  - 177 Hamilton Ave

*The Town complies with all applicable federal and state laws regarding non-discrimination, equal opportunity, affirmative action, and providing reasonable accommodations for persons with disabilities. If you require an accommodation to participate, please contact the Commissioner of Human Services at 203-622-3800 or [demetria.nelson@greenwichct.org](mailto:demetria.nelson@greenwichct.org) as soon as possible in advance of the event.*

# THE TOWN OF GREENWICH AFFORDABLE HOUSING TRUST BOARD

## Affordable Housing Trust Fund Board and Advisory Council

**VIRTUAL MEETING held via ZOOM  
WEDNESDAY, April 5, 2023 at 3:00 p.m.**

### MINUTES

Meeting called to order 3:00 p.m.

Those who were present: Bob Barolak, Pat LaRow, Lauren Rabin, Crystal Berry, Romulo Samaniego, Anthony Cicchetti, Tara Restieri, Sally Bednar, Brooks Harris, Sam Romeo, Bill Finger, Ellen Brennan-Galvin, Rob Moore, Demetria Nelson, Bob Nalewajek and Mary Aceituno.

-Tara Restieri and Bob Nalewajek gave an update of progress in developing marketing effort, describing work being done to develop a marketing video and to engage with local, state and national print media.

-Bob Barolak mentioned that a motion was proposed to be made to the RTM to devote to the Trust a portion of a proposed a new fee for fire department review of development proposals. He promised to keep the Trust members advised of developments, and to set a special meeting to discuss the Trust's position with respect to this proposal.

•Discuss funding applications with respect to:

○ Benedict Place: Joe Tranfo and Philip Wharton presented on behalf of the applicant. They described plans to construct a project that would provide 112 units of housing. Were this project to be constructed as a set aside development, it would include 34 units that were income restricted based on an average of 70% of state median income. The developers seek assistance from the Trust and, in exchange, propose to construct the same size building as they would were it done as a set aside but rather provide 48 units which would be affordable based on an income limit of 80% of area median income. Mr. Harris inquired whether the developers could provide a greater number of affordable units if they concentrated the affordable units in the smaller unit sizes. The developers offered to consider the extent to which they could move in that direction. No decision was made on this application.

○ Home Place: Jeff Eng, Lillian Eng and Parker Eng presented on behalf of this applicant. They described the possibility of a redevelopment that would include 7 parcels on Home Place

and Davis Avenue that had been owned by members of their family for some time. The parcels would aggregate 1.87 acres and have the advantage of being very close to public transportation. They summarized four different potential concepts for redevelopment, one of which was an 8-30g set aside development of 26 units including 8 affordable and another of which was a development with support from the Trust consisting of 20 units with 4 of them affordable. These general plans were discussed broadly. In conclusion, the developers requested and received a promise from Mr. Barolak and Mr. LaRow to arrange a meeting with the developers to discuss options and applicable constraints on these development concepts in more detail.

Mr. Barolak at this point left the meeting due to a power and internet failure at his location.

- 25 Henry Street: Casey O'Donnell presented. Mr. Casey described two alternative plans for a development at this location. One option was to develop a set aside project under 8-30g containing 12 total residential units of which 4 would be affordable in a building with approximately 14,000 square feet. Alternatively, with support from the Trust, the developer proposed to build a smaller building, one of just under 10,000 square feet containing 5 total units of which 1 would be affordable. Various members of the Trust then discussed whether it was worthwhile for the Trust to assist a developer when the result would be just a single unit of affordable housing, recognizing that assisting this development would result in a structure more in keeping with the scale of other properties in the area. No decision was made on this application.

Although the agenda contemplated also having a brief status update on 1165 King Street and 177 Hamilton Ave, neither of these projects was discussed at this meeting.

A discussion ensued regarding how the Trust should be mindful of its limited resources considering the volume of applications that appear to be forthcoming.

Meeting adjourned 4:44 p.m.