

September 13, 2022

The Regular Meeting of Springfield Housing Unlimited was held at the Westview Terrace Community Room at 8:00 A.M.

(A) Roll Call: Present were Mr. Peter Andrews, Mr. Walter Jabs, Mr. Jeff Mobus, Mr. Tracy Johnson and Ms. Jessica Martin.

Staff: Laura Ryan

Guests: Mr. Jeffrey Perkins; Mr. Dan Harrington (via zoom); members of the public

(B) Minutes: The minutes from the June 14, 2022 regular meeting were approved without changes.

(C) Financial Report: The financial report was distributed. With the exception of bank fees, there was no activity for the period.

(D) Old Business:

(1) Woolson Block: Uplift Gymnastics has leased a second space. Only #41 remains vacant at this time. Rotary will be using that space for a "Penny Sale" display. Following that, a holiday display will be put up for the season. The residential units have had several recent turnovers. And, there are currently vacancies in the "Youth in Transition" program. Mike is working on leasing the residential units; the YIT program is seeking candidates for its program. We are trying to fill the vacancies as soon as possible.

(2) Other Business: None.

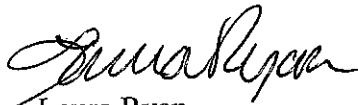
(E) New Business:

- a. Westview Admissions Policy / Tenant Selection Plan: The plan is modelled on the admissions plan for Mountain View, as it was created to be compliant with the LIHTC program. A motion was made by Jeff Mobus to approve the plan, the motion was seconded by Jessica Martin. All were in favor.
- b. The town cooperation agreement is being updated and they need an authorized signer on the agreement. Peter will sign on behalf of SHA/SHU.
- c. SHU joined the SHA board for discussion of the deed covenants for the Summit Avenue subdivision.
 - i. Penelope Larson and Pamela Kinney, the new landowners of 39 Summit, presented that they had no awareness of the deed covenants at the time they purchased their property. That the covenant issue was not raised by the seller, real estate agent, or their attorney at the time of their purchase – despite the fact that they made it clear how they would be using the lot. They distributed a picture of the mobile home, which is currently under

construction. They indicated they have used funds from the sale of a previous home & their retirement to finance the project and have no other options, having spent their funds. Subdivision property owner, Sherry Libby, was present, indicating her opposition and presenting a letter from her husband stating the same. They indicated that they were concerned with the impact on land values and that exceptions could be made any of the covenants if exceptions were permitted. Additional property owner, Kelsea Gorey, expressed her opposition via email. The boards went into executive session to discuss the situation at 8:43am. The board exited executive session at 9:17. Laura will follow up with the owners on the decisions made.

H) Adjournment: The meeting adjourned at 9:18 A.M. The next meeting, will be held December 13, 2022 at the Westview Office.

Respectfully submitted,



Laura Ryan
Secretary to the Board &
Executive Director



Peter Andrews
Chairman
Springfield Housing Authority