

Affordable Housing Committee (Ad Hoc)
Wednesday, October 4, 2023 at 4:00 PM
Town Campus, Room A

MINUTES

REGULAR MEETING

1. Call to Order / Attendance

MEMBERS PRESENT

Chairman Mark Edmiston, Vice Chairman Francine Larson, Peter Meier, Bennett Pudlin and Jane Zennario.

MEMBERS ABSENT

Anthony Amplo and Eric Ratchman

OTHERS PRESENT

Asst Director of Beach, Recreation & Senior Services Heather Noblin; Social Services Coordinator Molly Fahey

2. Approval of [September 6, 2023 minutes](#)

Approval of Minutes

Chairman Edmiston made a motion to approve the September 6, 2023 minutes as submitted; they were unanimously approved.

3. Presentation: The Cloud Company/Penrose (affordable housing developers)

Presentation by: Pennrose/The Cloud Company

Mr. Charlie Adams of the Pennrose Company, along with Mr. Sanford Cloud, Jr, Mr. Christopher Cloud & Mr. Anthony A. Healis, Sr of The Cloud Company, gave a presentation on their collaboration re Affordable Housing development projects in CT.

The Cloud Company is a 100% minority-owned CT based real estate development firm experienced in tax-exempt financing, local and state incentives, and community engagement. Pennrose is a privately held corporation active in twenty states, DC and USVI with 35 years of management experience with a specialty in Affordable and mixed-income multifamily housing. Pennrose manages the project from conceptual design to construction to management of the properties. Both companies work together to develop mixed-use projects in CT. To date, they

have developed 700 units of Affordable Housing across CT in Hartford, Meriden, Naugatuck, New Britain, New Haven and Torrington.

Through a Power Point presentation, Mr. Adams showed examples of some of the CT projects. Pennrose works with the individual town to achieve an integration of the project with the town aesthetic. As well, Pennrose engages with the residents to understand their aspirations for the community. He noted that Pennrose projects try to create a neighborhood with green space and playgrounds in the developments. Ideally, Pennrose has a minimum threshold of 60 units per project. Upon completion, Pennrose employs a full-time manager and full-time

maintenance person at each site.

Mr. Adams discussed the various financing sources Affordable Housing projects can seek out. Pennrose does all the financing work. He noted that site control and zoning approval must be in place prior to applying for funding. The entire process from land acquisition through zoning approval, funding, due diligence, planning and construction can take approximately 2.5 years per project.

Mr. Adams noted Madison as a High Opportunity town and stated that Pennrose would be interested in an Affordable Housing development in Madison should there be a reciprocal interest.

The presentation was recorded for interest at:

https://pennrose.sharepoint.com/:p:/s/NEDevelopment/EcmaoDaXdxFLg9vvrwcp1UsBQwIUcuLCuTI_t5FCzO_x9A?e=fKBNn4

4. Update from Committee Working Groups

Update on Power Mapping Progress

Bennett Pudlin, Molly Fahey and Heather Noblin have a meeting scheduled with Madison Community Services on October 13, 2023.

Peter Meier has a meeting scheduled at the Congregational Church in Madison on October 17, 2023.

Peter Meier and Bennett Pudlin have a meeting scheduled with the Unitarian Society on October 22, 2023.

Erin Mannix and Heather Noblin met with an area business working group. They determined it would be best to meet with smaller focus groups in the future.

Update from Committee Working Groups

Mark Edmiston and Jane Zennario met with the Library Board re the status of 24 Wall Street. The building was built in 1897 and is owned by the Library. The Library is undecided as to what to do with the building and is considering demolishing the structure. The building has three apartments, presently unoccupied. Mark and Jane expressed to the Library Board their interest in the development of 24 Wall Street as Affordable Housing. Jane is going to research the feasibility of funds for a potential project.

Francine Larson will contact Erin Mannix, who was not available for tonight's meeting, re the finalization of the FAQs for publication on the Affordable Housing Committee website.

Additionally, Peggy Lyons suggested to Chairman Edmiston that the website have a tab where members of the public can email questions or comments. Francine Larson will discuss that when she meets with the web designer.

5. Discussion/vote on draft FAQ's to be added to the Committee web page

6. Next steps

Next Steps

Mark Edmiston asked all members to read the charge re the Affordable Housing Committee that is to be submitted to the BOS for the Committee to become a standing Committee rather than an Ad-Hoc Committee as it is now. Any comments should be submitted to Mark.

ADJOURNMENT