

**HOUSING ADVISORY COMMISSION (HAC)  
MEETING MINUTES  
January 9, 2013**

**Commission Members Present:** Chairperson Dan Haizman; Councilor Kate Rousmaniere, Councilor Kevin McKeehan, Jason Reynolds, and Kurt Kronholm

**Staff Present:** Jung-Han Chen

**Excused:** Tom Wright, Robert Bell

**Guest:** Joan Summer Potter, Gene Willeke, Prue Dana

**I. Call to Order**

Mr. Haizman called the meeting to order at 2:00 p.m.

**II. Approval of Agenda**

Mr. Kronholm moved to approve the agenda as presented. Ms. Rousmaniere seconded the motion. Motion passed.

**III. Approval of the November 19, 2012 Minutes**

Councilor Rousmaniere moved to approve the minutes as presented. Mr. Reynolds seconded the motion. Motion passed.

**IV. New Business**

Presentation from Robert Fiorita - Developer of the redevelopment of former Wal-Mart Site

Chairman Haizman welcomed Robert Fiorita to share with the Commission this redevelopment project.

Mr. Fiorita provided an overview of the project, which will consist of 68 dwelling units and over 40,000 sq. ft. commercial space. It was also exciting news that the Oxford Lane Library committed to be an anchor tenant of this redevelopment site. There were several layers of challenges to this project that were shared: the primary challenge was the ownership of the site and the remaining lease of the building, and constraints placed upon by City Council through an adopted ordinance. The project would be a great addition to this community and would reflect the desires of the community. Mr. Fiorita further stated that given the initial cost of acquiring the right to develop, it would be very difficult to change the course to accommodate a housing product for seniors. New Village Communities has had broad contact with other senior housing developers and would be happy to provide that contact information.

There are many attractive attributes this community can offer that could draw many retirement-age people to Oxford. Changing the course of this project would not be financially feasible or financially supported by lending institutions since there was no due diligence process devoted to the senior population, even though there might be a strong demand for this type of housing. Given the project had moved so far along with student housing in mind, it would be practically impossible to turn it around.

Several scenarios were explored in accommodating senior housing on the upper floors of retail spaces. Staff cautioned that the ordinance, based on the submittal and Zoning Code, restricted residential units to be no more than 68 units. Having more dwelling units above the retail space would definitely trigger a major change to the approved plan and the process will begin with submitting a preliminary plan, which was not a part of the timeline the developer had in mind.

The Commission again thanked Robert Fiorita for coming to this meeting to share with the Commission information about this project and looked forward to seeing this project move forward.

## **V. On-Going Business of Continued Interest**

The Commission also reviewed On-Going Business and noted several items the Commission has been working on and was comfortable with in their accomplishments.

- 1 Residential Overlay District restricting rental properties.
- 2 Affordable housing set-asides from development projects.
- 3 Uptown parking issue updates from the Parking and Transportation Advisory Board.
- 4 Nuisance housing legislation.
- 5 Continue consistency and step-up of property maintenance.
- 6 Build up of the Housing Trust Fund with creative funding sources.
- 7 Finding information about funding programs available to acquire and rehab apartment buildings.
- 8 Housing unit oversupply issues- look into impact fees issued to any new units coming on line.

## **VI. Adjournment**

Mr. Reynolds moved to adjourn and the motion was seconded by Councilor Rousmaniere. The meeting was adjourned at 3:30 pm.