

Comprehensive Plan Review Committee
Thursday October 1, 2015, 6pm

Present: Shawn Doyle, Donna Gilson, Bill Larrabee, Maureen Anderson, Jodi Olsen

Excused: Dawn Holynski

Town Planning Bd: Melvin Minot

Town ZBA: George Harding, Marshall Minot

Richland Town Board: Kern Yerdon, Donna Gilson

Village Planning Board: Shawn Doyle, Bill Larrabee,

Village ZBA: None

Guests: **Chris Stewart** Special Projects Coordinator supporting area Directors, Broadband, housing, infrastructure (USDA)... **Jennifer Jackson**, single family Housing Program Director USDA., for NY in Syracuse

Other: Lew Watson

Shawn opened the meeting and introduced Chris Stewart and Jennifer Jackson of USDA. Pulaski has been selected as a High poverty zone (Rural development) along with another town in St. Lawrence County.

Chris is a 1999 PACS grad, Jennifer Jackson, single family Housing director. Their office is in Watertown (local to us)...apps from Pulaski would originate in Watertown.

Question: Marshall Minot: What is rural housing to HUD.....Jennifer "like a brother" to HUD.

Slides: Jennifer showed example projects past like Springbrook Apts. Pulaski and Masonic Ave Apts. in Camden. (Community Facility Program---help non-profits)

Jennifer explained the programs and guidelines.

George—asked about abandoned homes, are they eligible for upgrade/purchase...Answer: yes, can be brought up to DSS standards and appraises out properly. Lots must be minimum lot size

Discussion about whether the county tax sale properties would be eligible. Shawn mentioned there was a County Land Bank being set up, he did not know details on how it will work.

Delinquency on loans currently: 0% in Oswego County, Nationally still very low.

How to start: Clients must got to Watertown office, fill out a form.

Middle Income: Guaranteed Rural Housing Program (better than FHA)---must got to an approved lender (backed by USDA up to 90%

Donna: Have you worked with local realtors? Jennifer: she covers all NYS, hopes Watertown office works with realtors, but session last year all were invited, including lenders.

Home repair program: for low income or elderly.

We all agreed that the area real estate and bankers need to understand this well. They have met with Oswego County housing—Donna Scanlon, etc.

Question on paperwork and time. Jennifer: 30-45 day turnover in her office.

Discussion on how to reach the people

7:30 Presentation ended

Minutes of the September meeting: Donna moved approval, Bill Larrabee 2nd all in favor.

George Harding presented his work on the new proposed Richland Hamlet lines...

Maps for the four hamlets were reviewed. George described work on Richland map, turned over Port Ontario Maps to Shawn.

Next meeting: Dawn will arrange, likely November 5, 2015 here at Court House. Will send an email
Reminder that on 10/14 –Climate Smart Meeting at Court House.

Respectfully Submitted,

Shawn Doyle