ENFIELD LOAN REVIEW COMMITTEE
Regular Meeting
Virtual
Tuesday April 6, 2021
6:00 PM

A Regular Meeting of the Enfield Loan Review Committee was held virtually on Tuesday April 6, 2021.

CALLED TO ORDER
The meeting was called to order at 6:04 pm by Michael Ludwick.

ROLL CALL
Present: Paul Coffey, Deborah Giddings, Michael Ludwick, Philip Kober

Absent: Jennifer Casalone, Gina Cekala

Also Present:
Nelson Tereso, Deputy Director of Economic & Community Development/Staff Liaison
Kristy Koistinen, Accounting Clerk Office of Community Development

APPROVAL OF MINUTES
A motion was made by Deborah Giddings seconded by Paul Coffey to approve the minutes from February 2, 2021. **The April 6, 2021 minutes were approved, 3-0-0**.

EXECUTIVE SESSION
A motion was made by Michael Ludwick to enter Executive Session at 6:05 pm to discuss the Housing Rehabilitation Subordination Request. A motion was made to end Executive Session at 6:14 pm. No votes or decisions were made.

NEW BUSINESS

- **Housing Rehabilitation Subordination – 7 Spier Avenue**

The homeowner was not present at the meeting. The committee members did not have any additional comments on the subordination request. **The Housing Rehabilitation Subordination request was approved, 3-0-0.**

- **Multifamily Housing Rehabilitation Guidelines & Application Discussion**

Nelson Tereso discussed how the Office of Community Development recently reviewed the guidelines for the Multifamily Housing Rehabilitation Program and noticed that there are a few things that should be updated. Currently, the program is available to landlords who do not live in the rehabbed property and also make more than the low to moderate income limits. Nelson stated that this program should be for people who live in the property and not for investment properties. Nelson addressed another update which was to remove interest loans and make all loans deferred to keep the program similar to the guidelines for the Single Family Housing Rehabilitation Program. The last update would be to the format which would include removing some repetitive language and making the application more streamline.
Deborah Giddings brought up a hypothetical situation where a landlord purchases a home and lives in a unit while renting out other units at the property. If they come to the Town for a loan, she questioned how long the landlord would have to stay living at the property. Nelson confirmed that the home would need to be their primary residence and as soon as they sell the property or any change of title, the loan would be due back to the Town. Deborah also asked for a four-family home, if it is $35,000 per unit, would the home be eligible for $140,000 in rehab funds? Kristy Koistinen confirmed that each loan/home is capped at $100,000 by Department of Housing.
Paul Coffey questioned when these changes will be made. Nelson stated whenever everyone supports and reviews them. He stated that his office was reviewing a resolution when the committee was formed to see

if the committee had to vote on changes to guidelines or just supply input. Paul stated that the Office of Community Development should be driving the program but he wants to make sure they can review everything to make sure the Town doesn't lose out on funds if too much money is used for one property and will not be paid back to the Town. Nelson agreed and stated that a $35,000 loan will not be given to an applicant without a thorough review by the Loan Review Committee. He just wants the remove the interest loans and make all loans deferred. Paul stated that he wanted to read the current guidelines first before any changes are made. He requested that the last revised date be added to the guidelines that are currently on the website.

OLD BUSINESS

- **Review First Time Homebuyer Loan Program Guidelines & Application Updates**

Nelson reviewed that at the last meeting, some updates to the guidelines and application for the First Time Homebuyer Loan Program were discussed including the definition of what a first time homebuyer is. It was decided to use the State's definition which was, "A first-time homebuyer is an individual and his or her spouse who have not owned a home during the three-year period prior to purchase of a home. The term first-time homebuyer also includes an individual who is a displaced homemaker or single parent. An individual shall not be excluded from consideration as a first-time homebuyer on the basis that the individual owned, as a principal residence during the three-year period, a dwelling unit whose structure is not permanently affixed to a permanent foundation in accordance with local or other applicable regulations". Some definitions were removed and the eligibility of three or four family homes were questioned depending on if the sale price would be increased to $275,000 for these type of homes to make this program available for more potential applicants. Michael Ludwick agrees that increasing the sale price to $275,000 for three or four family homes would help encourage other people to buy and maintain multifamily homes if they see others buy and improve multifamily homes under this program. Philip Kober asked if there have been any three or four family applications in the past. Nelson stated that there has not been any since he started. Kristy Koistinen stated that this program has been administered by both the Office of Community Development and ECDC (Enfield Community Development Corporation) in the past, who are no longer involved with the program. Michael Ludwick asked if the guideline changes need to be voted on by the committee. Nelson stated that he could have the guidelines reviewed by Town Legal and they agreed that ultimately, the applications will go to the Loan Review Committee for their approval so they will be reviewing the applications.

COMMITTEE COMMUNICATIONS

- None

ADJOURNMENT

- A motion was made by Paul Coffey to adjourn the meeting. The meeting adjourned at 6:51 pm.
  All in favor, motion carries 3-0-0.

Submitted by:
Kristy Koistinen, Accounting Clerk Office of Community Development