

APPROVED 12/13/2021

**TOWN OF NORTH HAVEN
AFFORDABLE HOUSING PLAN ADVISORY COMMITTEE**

**MINUTES FROM SPECIAL MEETING
HELD ON MONDAY, NOVEMBER 15, 2021 AT 6:00 PM**

**IN PERSON
IN ROOM 1 AT MILDRED A. WAKELEY
COMMUNITY AND RECREATION CENTER, 7 LINSLEY STREET**

AND VIA ZOOM CONFERENCE CALL

Meeting was called to order at 6:28pm by Jennifer Coppola, counsel to the Committee.

- Atty Coppola reminded the Committee to state their names before speaking and indicated that she would post the audio recordings for the Committee meetings on the Town website.
- Atty Coppola indicated that all meetings will be offered in hybrid format and that future meetings will offer a video conferencing option, in addition to conference call.
- Future meetings will be held in the Library Community Room. The Committee's next meeting dates are: Nov 29, Dec 13, Dec 27.

I. Pledge of Allegiance

II. Roll Call

- A roll call was taken by Atty Coppola.
 - Goldie Adele (excused)
 - Ray Andrewsen (excused)
 - Lynn Fredricksen (excused)
 - Alden Mead, (present)
 - Steven Miller (present)
 - David Monz (Chair, present)
 - William Richards (present)
 - Christine Reardon(excused)
 - Roderick Williams (Vice Chair, present)
 - Marvin Wilson (present)
 - Bethany Zemba (Secretary, present, taking minutes)

III. Recap of October 18, 2021 Public Information Meeting and Presentation of David Fink

- At the request of the Committee Chair, Dave Monz, Atty Coppola gave an overview/recap of public information meeting on October 18, 2021 given by

David Fink, Housing Consultant for South Central Regional Council of Governments (SCRCOG).

- SCRCOG was engaged to facilitate municipalities through the process of developing an affordable housing plan given their wealth of knowledge about housing.
- David Fink presented an overview to help the public understand the concept of affordable housing and to answer several questions that every town going through this process needs to answer such as:
 - What is affordable housing?
 - How important is a “small a” AH?
 - What is the 8-30g statute and how important is the 10% threshold?
 - Should 10% be the town’s goal?
 - What should/shouldn’t we seek to learn from other towns’ experiences?
 - How unaffordable is the town’s housing? What measures should we use?
 - What are the factors that need to be present to create income-restricted units?
 - How does affordable housing’s location add to or subtract from its value?
 - See slides 34, 35, 36 from the SCRCOG presentation for a full list of questions.
- Atty Coppola reviewed an outline of the presentation (see PowerPoint for more details) which included:
 - The importance of understanding our town and the process associated with looking at affordable housing using the right approaches.
 - The town’s interests, the residents’ interests, everyone’s interests.
 - An overview of the current housing situation in CT and associated data.
 - Impact of affordable housing on property values.
 - Housing pricing.
 - Involving town residents in the process of shaping the affordable housing plan.
 - Examples (pictures) of successful affordable housing.

IV. Review of SCROCOG Housing Plan Survey and Surveys Distributed by Other Municipalities

- We don’t have the total number of survey responses yet.
- Survey was developed by COG and consultants.
- How did we advertise? Posted in the newspaper and then distributed by the Town – hard copies through the Library, Town hall, Community Services, and Senior Center, emails to town employees, board/commission members, posted on Town website, etc. We did not direct mail it.
- 49% completion rate of the survey (i.e., only slightly more than half of the individuals who started the survey, finished it).
- The group discussed the benefit of North Haven creating its own housing survey and decided it made sense given that each town’s plan for affordable housing is unique and that the input from the residents and other key stakeholders is important.

- The following thoughts and questions were suggested for a North Haven specific survey:
 - Ask what affordable housing is? And then define it so everyone completing the survey is using the same definition.
 - Keep the survey as short as possible while still capturing what we need.
 - Yes/no questions or fill in the box.
 - How long have you lived in the town? How long in their home?
 - Do you own or rent?
 - Where are you going in your next move?
 - Try to understand why people are staying in the house they own. Can sometimes lead to a quality of life situation if someone can't take care of their property.
 - Why did you move into town?
 - Demographic information
 - What does the town need to do to help you to stay?
 - Walk-ability issue?
 - Sidewalks – ability to walk
 - What district/part of town do you live?
 - Do you need a car to access your job?
 - Add pictures of affordable housing – education element to it
 - Which of the following housing types have you lived in at any time in the past?
 - Take an inventory of every place they have ever lived.
- Use the survey as an educational tool to break stereotypes associated with affordable housing (i.e., run down properties, etc.).

V. Additional Information Gathering

- Committee discussed inviting the following to upcoming meetings:
 - Alan Fredricksen – Planning and Zoning perspective including Zoning Regs.
 - Judy Amarone – Director of Senior Center (retiring soon)
 - Developer perspective from Mario DiGoia – Lexington Gardens, Alex Vigliotti – Washington Ave, Heritage Hill, or could have a panel of people
 - Chris Nelson – former town planner from Old Saybrook
 - Affordable housing – someone who has changed their mind about living near or in affordable housing
 - Employers in town – businesses who have more than 10 employees
 - Landlord perspective
- Atty Coppola will draft the survey, will circulate it with the goal of the Committee approving it at the next meeting. The group expressed that importance of an educational component to the survey.

VI. Committee Page on Town Website

- Some information will be added to the Committee's page on the Town website.

VII. Selection of 2022 Meeting Dates

- Meeting requests for January and February of next year will go out – Monday at 6:00pm.
- The meetings will continue to offer a remote option.

VIII. Adjournment

- Motion to adjourn was made at 7:59 pm (motion: David Monz; second: Bill Richards) and all were in favor (7-0).