

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

**MINUTES FROM SPECIAL MEETING
HELD ON WEDNESDAY, JANUARY 19, 2022 AT 6:00 PM**

**IN PERSON
IN THE COMMUNITY ROOM OF THE NORTH HAVEN MEMORIAL LIBRARY,
17 ELM ST.
AND VIA ZOOM VIDEOCONFERENCE AND DIAL IN CONFERENCE CALL**

Meeting was called to order at 6:13pm by Attorney Jeffrey Donofrio, counsel to the Committee.

- Atty Donofrio reminded the Committee to state their names before speaking and indicated that the audio recordings for the Committee meetings would be posted on the Town website.
- Atty Donofrio indicated that all meetings will be offered in hybrid format and that future meetings will continue to offer a video conferencing and conference call options.
- Mario DiGioia, President, Donmar Development Corporation was introduced as a guest at the meeting.
- The Committee's next meeting date is: Jan 31, 2022.

I. Pledge of Allegiance

II. Roll Call

- A roll call was taken by Atty Donofrio (present, in person).
 - Goldie Adele (present, remote)
 - Ray Andrewsen (present, remote)
 - Alden Mead (present, remote)
 - Steven Miller (present, remote)
 - David Monz (absent, excused)
 - William Richards (present, in person)
 - Christine Reardon (present, remote)
 - Roderick Williams (Vice Chair, remote)
 - Marvin Wilson (absent, excused)
 - Bethany Zemba (Secretary, present, taking minutes)
 - Richard LoPresti, Chairman, North Haven Housing Authority (present, remote)
 - Mario DiGioia, President, Donmar Development Corporation (guest, remote)

III. Community Outreach Session with Focus on Real Estate Developers, Builders, Brokers, and Lenders

- Rod Williams (Vice Chair) introduced Mario DiGioia and explained that we were looking for his thoughts on affordable housing from the perspective of a developer.
- Mr. DiGioia shared that the housing he develops is for people from all types of educational and economic backgrounds: office workers, teachers, doctors, retirees, factory workers, general trades people, etc. People from all different backgrounds.

- Mr. DiGioia shared that Lexington Gardens is a 76-unit Planned Unit Development (PUD) premier residential development. This project was the first of its kind in North Haven and was planned over a two-year period which launched into a rapid build-out upon approval. The massive infrastructure required to service 76 single-family, detached homes was completed in under a year while the 160,000+ square foot, custom build-out was completed in under 36 months.
- Mr. DiGioia said his goal is to offer quality new construction at affordable prices, helping families realize their dreams of owning their own home, and also helping more established homebuyers realize their dream homes.
- Mr. DiGioia explained the 40-60 Test. Under the test, a building is generally a qualified low-income building if at least 40 percent of the units are both cost restricted and are occupied by tenants whose income is less than or equal to 60 percent of area median gross income.
- Once a unit is sold as an affordable unit it must be sold again at the affordability rate. There is a clause that expires after forty years.
- Mr. DiGioia believes that the main obstacles to affordable housing for North Haven is finding a parcel of land that is large enough to develop and the skyrocketing cost of materials. Right now, there are 1 acre lots that are scattered throughout North Haven, which are obviously too small to build a housing development that includes affordable housing. You need to have the “regular” priced (market rate) housing to offset the “affordable” housing which means you need a large parcel of land to build multiple units on to make it worthwhile.

IV. Public Comment

Rod Williams confirmed that no public members were in attendance for the public comment portion of the meeting.

V. Approval of the minutes

The approval of the minutes January 10, 2022 was tabled because individuals had received them just before the meeting and had not had time to review them. Approval of these minutes will be voted on at the January 31, 2022 meeting.

VI. Status Update on Housing Plan Survey

Atty Coppola will provide a status update on the housing plan survey at the January 31, 2022 meeting.

VII. Status Update on Upcoming Community Outreach Sessions and Other Committee Meetings

Thus far, we have three invitees participating in the January 31, 2022 Community Outreach Session, including:

- George Giering – Giering Metal Finishing, Inc.
- Kimberly DiMeola, LCSW, LADC, AADC, ADS – Director, Orchard Hill Treatment Services, The Apt Foundation
- Kelly Fitzgerald, Senior Director of Financial Stability, United Way

VIII. Adjournment

Motion to adjourn the meeting at 7:20pm was made by Ray Andrewsen; second: Alden Mead.
All were in favor.