

**AFFORDABLE HOUSING PLAN ADVISORY COMMITTEE
MINUTES OF SPECIAL MEETING
January 4, 2022**

Present: Colin Moll - First Selectman, Kathie Harrington - Board of Selectmen, Erin Golembiewski – Planning & Zoning Commission (PZC), Jeff Girard - PZC, Dave Colangelo - Suffield Community Aid Board of Directors, Robin Zatony – Social Services Commission, Mark Messenger – Suffield Housing Authority, John McGuire, Economic Development Commission.

Mark Winne – PZC Chairman, Glenn Chalder - Planimetrics, Bill Hawkins - Director of Planning & Development

I. Roll Call

The meeting was called to order at 7:00 PM as a hybrid in-person and Zoom video/teleconference meeting and Mr. Hawkins took the roll call of committee members and others present.

II. Affordable Housing Plan Discussion

Mr. Hawkins explained that the revised draft-housing plan was distributed via email to the members one week ago and that we are here tonight to review it with Planimetrics. Consultant Glenn Chalder explained that the revised draft incorporates the comments and suggested edits that the committee made at the December meeting. He stated that he has received comments from committee members about the revised draft through Mr. Hawkins and suggested going through the document page by page. Mr. Hawkins explained that committee member Marcia Dufore could not attend the meeting but submitted a detailed list of comments for the group to consider.

Committee member Zatony submitted an email with suggested edits to several pages of the document, which Mr. Chalder discussed as he went through the document. There was discussion about adding language to Page 7 with regard to State recognized deed restricted affordable housing units in town. It was decided to indicate that seven deed restricted units expired in 2021, four will expire in 2022, and four units will expire in 2028. There was a comment that the graphs on Page 9 should stress that the data pertains to Suffield households and are not state or federal data with regard to percent of income spent on housing.

Mr. Colangelo stated that he feels the data on Page 11 with regard to housing unit equivalent (HUE) points required to achieve a moratorium from the requirements of C.G.S. § 8-30g should indicate the number of HUE's necessary to achieve a second moratorium should the town decide to apply. Mr. Hawkins stated that he would have to get that information for Mr. Chalder to incorporate into the plan. First Selectman Moll left the meeting at 7:25 PM.

Mr. McGuire inquired about the first two strategies on Page 18 and whether they should have an "A" priority. Committee member Golembiewski explained that the Planning & Zoning Commission is already working on a part of this strategy with regard to the requirements of

Public Act 21-29 and that reviewing the Zoning Regulations with regard to possible impediments to housing choices and diversity is important. After discussion, the committee decided both parts of strategy 1.A. should have an “A” priority.

With no further comments on the plan, Mr. Chalder asked if the committee was comfortable moving forward to a public information meeting with the plan after these edits are incorporated. Committee Member Harrington asked about next steps and Mr. Hawkins explained that he would like to have the public information meeting on February 1st, with a public hearing and possible adoption of the plan in March. The Board of Selectmen will be the adopting entity and Mr. Hawkins stated he would get them a copy of the plan before the public information meeting and will coordinate the public hearing process with the First Selectman.

III. Adjournment

With nothing further, Committee Member Harrington made a motion to adjourn the meeting, Mr. McGuire seconded the motion which passed unanimously at 7:55 PM.

Submitted,

Bill Hawkins, Director of Planning & Development

cc: Town Clerk