

MINUTES OF THE AFFORDABLE HOUSING COMMITTEE MEETING

September 14, 2023

7:00 P.M.

Hybrid Meeting – In-Person / Zoom Meeting

Committee members present: Kevin Goff (Chair), Mark Sinopoli (V. Chair), Krystal Holmes (Secretary), David Colangelo, Kathie Harrington, Robin Zatony

Other: Bill Hawkins, Director of Planning & Development

Absent: Erin Golembiewski

Kevin Goff called the meeting to order at 7:00 pm.

Public Comment

None

Approval of Minutes from August 10, 2023

Meeting minutes were approved unanimously.

Old Business

None

Mr. Goff made a motion to table Ms. Holmes presentation, Continue Encouraging Affordable Housing Within the Existing Housing Stock to next month. Ms. Harrington seconded. Unanimously approved.

Presentation of Committee Topics From Section 5 “Strategies” of the 2022-2027 Housing Plan

- a. Guide Housing Locations and Design Criteria - presented by Ms. Zatony
 - Discussed the methodology used for her data collection and explained where data was obtained. The presentation highlighted where high density properties are currently located in town. Ms. Zatony discussed some common myths or fears related to affordable housing. She highlighted active and non-active parcels of property that could be viable for affordable housing. The presentation concluded with current limitations preventing more affordable housing including zoning rules and regulations, like density limits and open space requirements and the purchasing of development rights.
- b. Address Deed-Restricted Housing – presented by Mr. Colangelo
 - Presentation provided options to approach affordable housing and the pros and cons of each: Imposed 830g is forced on town, Created, the town becomes a developer, Required, town sets up inclusionary zoning, Incentivized, town encourages affordable developments, Enabled, town works with affordable housing developers. Mr. Colangelo concluded by providing a potential order or priority as follows:
 - i. Incentivize developers in a cost effective manner.
 - ii. Imposed, town to provide guidance plan for developers
 - iii. Created, not recommending the Town become a developer but could be viable for Suffield Housing Authority

- iv. Enabled, Suffield will likely not be attractive to affordable housing developers
- v. Required, town is not ready for inclusionary zoning.

Discussion of Common Housing Affordability Plan

Ms. Golembiewski was absent tonight but will provide an update at next meeting.

New Business

Mr. Hawkins updated that applications for housing projects are slow. Only one active development application.

Mr. Goff stated his goal is for this board to make final recommendations to the Board of Selectman by December 2023.

Public Comment

None

Next Regular Meeting Topics: October & November

- a. Review and Update the Zoning Regulations. - Ms. Golembiewski
- b. Get Configured to Promote of Affordable Housing - Ms. Harrington
- c. Evaluate Increasing Assisted Housing - Mr. Sinopoli
- d. Continue Encouraging Affordable Housing Within the Existing Housing Stock – Ms. Holmes

With nothing further, Krystal Holmes made a motion to adjourn at 8:26 pm. Mark Sinopoli seconded. Vote in favor.

Next Meeting: October 12, 2023 at 7:00 pm at Town Hall

Respectfully submitted,

Krystal Holmes

Secretary