

# Affordable Housing Committee Meeting Minutes

## December 11, 2007

Present: Alisa Morrison, Carol Umphlett, Jim Kelley, Tom Hyland, Tim Murney, Jason Vincent of Planimetrics, Marcella Hyland of LISC.

Meeting began at 7 p.m.

Committee approved plan outline.

Committee discussed Affordable Housing Survey: Use Excel to tabulate. Insert in Stonington/Mystic Times for town residents. Email the survey to town employees. Responses to be dropped off at the Human Services building or faxed.

Committee discussed how Affordable Housing data will be collected and further details concerning survey.

Alisa Morrison reported on a meeting between her, Jim Kelley and First Selectman Ed Habereck. He gave approval for former Town Planner Jason Vincent to work with the Committee on the Affordable Housing Plan as an employee of Planimetrics.

Committee discussed the need for AHC to create a \$5,000 budget for FY 2008.

Committees discussed the possibility of becoming a sponsoring organization which would send out RFP's to developers; determine where to locate affordable housing, etc.

Briefly discuss Mystic Armory property which is owned by the Dept. of Public Safety and leased by the Dept. of Transportation.

Meeting adjourned at 8:40 p.m. Next regular meeting will be Tuesday, January 8, 2008 at 7 p.m.

### **EXHIBIT A - Stonington Affordable Housing Plan - Scope, Schedule & Budget Phase One - Inventory / Assessment (\$5,000)**

Date Description Budget

Date	Description	Budget
	Review Demographics	Due date

By age brackets, income, by age brackets and income combined, poverty status and percentages by categories etc	
<i>Including for example Seniors – where do they live</i>	
<i>Young adults – where do they live</i>	
<i>Percent of seniors who own homes but cannot afford to live there and are limited in their housing options</i>	
<i>Number of reverse mortgages</i>	
Review Housing Data	
<i>Existing housing by type (rental, ownership, multifamily, single family, section 8), cost (assessed or appraised value?), New construction (rental, ownership, sales price), by age and income in rental or ownership housing. % paying more than 30% of income for total housing expenses</i>	
<i>Given what we have what do we most need by amount and category</i>	
Review Regulations, Policies, and Programs	
State, Federal and others	
<i>Identify regulatory and policy related barriers: Zoning, Infrastructure, etc</i>	
Review Town Fair Housing Plan and incorporate portions if needed	
Prepare Inventory and Assessment Booklet	
<i>Survey of town employees data provided by Committee</i>	
<i>Survey of Seniors through “GreyMatters”</i>	
<i>Assess existing barriers to affordable housing and infrastructure problems identified above and also include Community resistance, public perception or other issues that may negatively impact affordable housing</i>	

## Phase Two - Plan Preparation (\$5,000)

### Date Description Budget

Prepare Preliminary Goals and Strategies Booklet	
<i>Overview of areas where affordable housing makes sense with concrete example(s)</i>	
<i>Inclusionary zoning overlay zoning and density bonuses</i>	
<i>Alternative ownership models</i>	
<i>Potential funding sources State, Federal, etc</i>	
<i>School status – capacity, other studies that have looked at children vs. bedrooms, etc.</i>	
<i>Potential locations such as state owned land or town owned land</i>	
<i>“Marketing” or public awareness campaign</i>	
Prepare Summary Affordable Housing Plan	
Comments from committee	
Amend Draft Affordable Housing Plan	

### Phase Three - Plan Finalization (\$5,000)

Date Description Budget

Prepare Presentation / Handout for Public Information Meeting \$500	
Facilitate Public Information Meeting with PZC, BOSA, Other interested parties, groups and stakeholders. The committee may select the representative to act as facilitator	
Summarize Comments / Issues	
Amend Draft Affordable Housing Plan	
Meeting Follow-up and Prepare AH Plan for Publication.	

It is understood that work products will be delivered in electronic format and that distribution and/or Printing expenses (if any) will be the responsibility of the Town of Stonington.