

Affordable Housing Committee Meeting Minutes

November 26, 2007

Present: Glenn Chalder of Planimetrics, Alisa Morrison, Carol Umphlett, Jim Kelley, Tom Hyland, Tim Murney, Jason Vincent of Planimetrics, Pat Spring of CT Housing Coalition, Jane Dauphinais of SECT Housing Alliance.

Meeting began at 8 a.m. (Planimetrics' Glenn Chalder and Jason Vincent not present)

Committee discussed potential content of Affordable Housing Plan: types of sites/areas for locating affordable housing; hard examples of appropriate/potential sites (multiple examples), but need to keep the plan general.

Some CT towns (Stanford and Norwalk) require affordable housing in every development or charge a fee in lieu of affordable housing which is also suggested in the Town of Stonington's Fair Housing Plan. Affordable housing should complement the town's Fair Housing Plan. Steps 11-25 of the town's Fair Housing Plan should be included in the Affordable Housing Plan.

Discussed conducting surveys with municipal employees and seniors by phone and/or hard mail. Possibly conduct the survey online using the town's web site or look into UConn or Quinnipiac.

Discussed what we expect from Planimetrics: deliverables and timelines.

Jim Kelley volunteered to be our Planimetrics project manager. He will contact Planimetrics weekly and request monthly meeting attendance and insist on weekly progress reports.

Deliverables to include Demographics of seniors, young adults. Survey: Inventory and Assessment; discussed mandatory inclusionary zoning (strategies); housing types and locations.

Planimetrics' Glenn Chalder and Jason Vincent join the committee at 9 a.m.

Jim Kelley confronted Planimetrics' non-performance of project agreement and asked Glenn Chalder if Planimetrics is willing and able to complete the work. Chalder assured the committee his firm could do the job and that the reasons for delays were unforeseen and "not the Planimetrics way of doing business." Moving forward, Kelley requested weekly reports with documentation. Discussed details of earliest deliverables with timelines and the committee's recommendation to conduct a survey as previously noted. Chalder suggested instead of a survey, we compile case studies to promote the idea of affordable housing. Jane Dauphinais agreed on the need to create awareness, but the town needs to know exactly how many future generations and seniors are affected by the lack of affordable housing. We need to conduct a survey of municipal employees and also seniors. Chalder said it's important to identify survey target and determine how to distribute the survey. Examples of town employees should include police, educators, and firefighters. Pat Spring offered CT Housing Coalitions help with the survey.

Discussed with Planimetrics what we want included in inventory and assessment and strategies phases of the plan. Also discussed different zoning models; identify barriers in current planning and zoning regulations and strategies for overcoming these barriers. Discussed how to create examples of how affordable housing can be located in town. Discussed issues such as impact on school enrollments. The plan should refer to studies on how affordable housing impact school enrollment. The plan needs to look at enrollment trends in Stonington schools and classroom size. Include school capacity data in the plan.

Kelley asked Planimetrics who he should contact weekly. Jason Vincent will be the point person and he and Kelley will have a standing appointment to communicate on Mondays at 10 a.m. every week unless they agree to make exceptions. Kelley requested a quality power point for our next meeting at which we will determine plan details and timetables; map out the rest of the project; create a project manual with a weekly schedule. The next meeting will focus a great deal on the project manual.

We will meet Tuesday, December 11 at 7 p.m. at the Stonington Human Services Building.
The meeting adjourned at 10:20 a.m.