

**AFFORDABLE HOUSING STEERING COMMITTEE
MEETING MINUTES
TUESDAY, APRIL 20, 2021**

The Glastonbury Affordable Housing Steering Committee held a Meeting at 6:00 p.m. on Tuesday, April 20, 2021 by Zoom Video Conferencing.

Committee Members:

Deborah Carroll – Town Council
Lillian Tanski – Town Council
Sharon Purtill – Town Plan & Zoning Commission
Christopher Griffin – Town Plan & Zoning Commission
Neil Griffin – Executive Director of Housing Authority
Carl Stenman – Housing Authority
Nick Paindiris – Community Member
Patty Parent – Community Member
Richard J. Johnson – Town Manager
Rebecca Augur – Director of Planning and Land Use Services

Others present

Glenn Chalder – Consultant – Planimetrics

1. Roll Call. All present.

The meeting was called to order by Town Manager Richard Johnson at 6:00 p.m.

(a) Pledge of Allegiance. Led by Town Manager Johnson.

2. Public Communication and Petitions pertaining to the Call.

There were no public petitions or comments pertaining to the call.

3. Special Business as contained in the Call.

(a) Introduction of Steering Committee Members.

Each member of the Steering Committee briefly introduced themselves to other attendees.

(b) Introduction of Consultant Glenn Chalder, Planimetrics.

Mr. Johnson introduced Glenn Chalder from Planimetrics who will work as a Consultant on the Affordable Housing Plan and also introduced newly appointed Director of Planning and Land Use Services Rebecca Augur.

(c) Discussion concerning draft outline by Planimetrics – background and approach.

Glenn Chalder presented the outline he had provided entitled "Planning for Housing Choices" to present an overview of the Affordable Housing Statute and related information.

Members of the Steering Committee made comments and asked questions throughout the presentation as follows:

Mrs. Purtill requested that all data be updated so that future discussions were based on most up to date accurate data concerning affordable housing opportunities in Glastonbury. It will be helpful to include dollars and number values set by the state for affordability.

Glen Chalder then defined the four categories falling under the 10% threshold established by General Statutes to include assisted, CHFA, USDA mortgages, tenant rental assistance and deed restricted 830g set aside.

There was also a discussion concerning naturally occurring affordable housing (NOA) and that these numbers should also be available for the Steering Committee.

Mr. Paindiris confirmed that the Steering Committee will need data specific to Glastonbury and that it is critical to understand the real numbers in the community.

Mr. Mullen indicated that Community Development has such information and that good information can be developed through sales data recorded with the Assessor's Office.

There was also a brief discussion how the increasing number of accessory apartments should assist with affordability.

Mr. Stenman indicated that when the definition of affordability is considered, the number of units qualifying in Glastonbury will likely be lower than many would think.

Ms. Tanski asked a question concerning the expectations for Glastonbury. How does Glastonbury compare with similar towns with respect to affordable housing, growth patterns, where are people relocating from when moving to Glastonbury and similar communities?

Mr. Paindiris referenced proposals at the federal level concerning local zoning regulations for parking, lot sizes, and potential federal funding to enhance affordable housing opportunities and the need to understand such opportunities.

Ms. Carroll indicated some concern for data but suggested the process should be forward thinking as to how affordable housing can be integrated to existing neighborhoods. Most affordable housing opportunities be based on increased density or are there other options and can the optics of affordable housing be changed.

There was also a brief discussion concerning the term affordable housing and can affordable housing be better phrased.

Mr. Stenman offered a tour of the newly renovated and expanded Center Village project falling under the auspices of the Housing Authority.

Ms. Augur indicated that she could provide examples of successful affordable housing projects.

(d) Meeting schedule.

Based on discussions of scheduling, it was decided that the Steering Committee would hold regular meetings on the fourth Wednesday of each month beginning at 6:00 p.m. Accordingly, the next meeting is scheduled for 6:00 p.m. on Wednesday, May 26th with a goal of having background information distributed one± week in advance.

(e) Other topics and discussion.

No further discussion.

4. Adjournment.

With no further business to come before the Steering Committee, the meeting adjourned at 6:55 p.m.

Respectfully submitted,


Richard J. Johnson
Town Manager