

**AFFORDABLE HOUSING STEERING COMMITTEE
SPECIAL MEETING MINUTES
MONDAY, MARCH 28, 2022**

The Glastonbury Affordable Housing Steering Committee held a Special Meeting at 6:00 p.m. on Monday, March 28, 2022 in Council Chambers, Town Hall at 2155 Main Street with the option for Zoom video conferencing. The video was broadcast in real time and via a live video stream.

Committee Members:

Deborah Carroll - Town Council
Whit Osgood - Town Council
Sharon Purtill - Town Plan & Zoning Commission
Christopher Griffin - Town Plan & Zoning Commission
Neil Griffin - Executive Director, Housing Authority
Carl Stenman - Housing Authority Board of Commissioners
Nick Paindiris - Community Member
Patty Parent - Community Member {excused}
Richard Johnson - Town Manager
Rebecca Augur - Director of Planning & Land Use Services
Jonathan E. Mullen, AICP - Planner
Glenn Chalder, Consultant {excused}

1. Roll Call

The meeting was called to order by Ms. Augur at 6:03 p.m.

2. Public Input

Pamela Lockard of 10 Southgate Drive, expressed several concerns with the report. She asked how the 6% of housing stock in Town classified as affordable units was calculated and how the 105 units were determined. She is troubled by language in the document which leads her to believe that many of the goals will not be accomplished. She also asked for clarification on unclear language in the text.

3. Discussion on the Draft Plan

Ms. Augur provided an overview of the draft plan. There is a broad-brush recommendation to increase deed-restricted units in the community, with a focus on rental units, though not excluding ownership units. The draft report will be sent to TPZ next week, then forwarded to the Council for final approval.

Ms. Purtill expressed concern with deed-restricted ownership units, which have historically failed in Glastonbury, but supports the concept of deed-restricted rental units. She finds that the language of the draft report is over-forceful. She does not want it to be assumed that the Town will return to deed-restricted ownership units. The language appears mandatory, which troubles her. Mr. Osgood seconded, stating that this mandatory language occurs throughout multiple parts of the plan. He suggested the language be amended to state instead, “will be considered,” or something to that effect. Ms. Carroll

pointed out that the current language is not necessarily what will be adopted down the line. She would rather present the TPZ and the Council with more options to choose from.

Ms. Purtill does not want the language to be misleading. She suggests modifying the language to instead include words such as “explore,” “consider,” or “investigate.” Mr. Paindiris suggested the word “may”. Ms. Carroll suggested “encourage the development.” Neil Griffin noted that the ownership versus rental models for deed-restricted units are different. The rental model has thousands of successful examples whereas the ownership model does not. He would like the final report to delineate that distinction, so that the public has clarity on the difference. Ms. Purtill agreed and suggested that the changes be made to the corresponding text.

Ms. Purtill then commented on accessory apartment units. She would like the reference to be clear that the units are as of right because the public does not understand the distinction. Ms. Purtill commended staff on the report, which was done over a short period of time. She cautioned that Town Staff may not have the resources to accomplish all that this document seeks to undertake. She then asked if this is a document that will need to be amended and which body would be responsible for that. Ms. Augur replied that the report needs to be amended every five years.

Mr. Paindiris asked who will present the report to TPZ. Ms. Augur stated that she will present it, and she hopes that the members of this committee will attend to voice their own comments and thoughts. Chris Griffin asked what resources the Town will need, in terms of money and staff time, to accomplish the goals set out in the report. Mr. Johnson believes that Town Staff has enough resources to move ahead. Like others, he also views the report as a series of considerations and recommendations, with broad brush intent and goals, rather than mandatory provisions.

Mr. Osgood expressed concern about the Town spending funds to acquire land for affordable housing developments. Saying that the Town will adopt this is a step too far because monitoring and controlling this process is not appropriate for the Town. He finds it important to state clearly that the Town could do this, rather than will do this. Ms. Purtill suggested changing the text to read that either the Town or the Glastonbury Housing Authority could consider purchasing land. Neil Griffin added that the Town has always been a partner in all the deals of the GHA, and the core piece of any deal is feasibility.

There was a consensus to send the draft to TPZ. Ms. Augur noted that the changes discussed tonight will be made before next week’s public hearing.

4. Adjournment

With no further business to come before the Steering Committee, the meeting adjourned at 6:48 p.m.

Respectfully submitted,

Lilly Torosyan
Recording Clerk