

Town of Madison

Ad Hoc Committee on Affordable Housing

Agenda

March 8, 2023

1. Discussion of Charge to the Committee (attached 1))
2. Identify/establish liaison with Town and Staff as appropriate
 1. Questions to clarify Committee authority/responsibilities (attached 2)
3. Discussion to prioritize goals/recommendations of Town of Madison Affordable Housing Plan 2022-2027
4. Adoption of meeting schedule for 2023
 1. Every other Wednesday beginning March 8 (4:00 PM-6:00 PM) in Conference Room B at the Town Campus

Item #1 Committee Charge

AD-HOC AFFORDABLE HOUSING COMMITTEE

Approved at Board of Selectmen September 26, 2022

Mission

The primary goal of the 2022-2027 Madison Affordable Housing Plan is to facilitate and empower the increase in the number of affordable housing units in town. The ad-hoc Affordable Housing Committee is established to assist in the implementation of the Plan and continuation of work with municipal staff, commissions, and stakeholders on housing initiatives. The town recognizes the need for a diverse housing stock in order to have a healthy and economically diverse community.

Duties

The Affordable Housing Committee is charged with implementing the Town's Affordable Housing Plan and making affordable housing a priority within our community. To carry out these responsibilities, the Committee shall:

- Serve in an advisory capacity to the Board of Selectmen, Planning & Zoning Commission, and other Boards and Commissions on issues related to affordable housing including implementation of and updates to the Madison Affordable Housing Plan.
- Provide for opportunities for community input to guide recommendations and priorities related to affordable housing in Madison
- Study sources of funding for affordable housing
- Create an inventory of suitable affordable housing sites in Madison
- Provide an annual report to the Board of Selectmen within 60 days of the end of the fiscal year

The Committee shall meet as needed to accomplish these duties.

Membership

- The Committee shall consist of seven (7) members appointed by the Board of Selectmen with no more than four (4) members being of the same political party.
- The Board of Selectmen will appoint the Chair of the Committee.
- The term of appointment shall be two (2) years.
- Desirable membership characteristics include:
 - Commitment to expanding opportunities for affordable housing in Madison
 - Experience in real estate or property development
 - Experience in finance/accounting
 - Experience with advertising, marketing, or branding for public outreach
 - Experience in one of the following professions-architecture, landscape architecture, engineering, or community planning
 - Representative of the demographics of the community
- Liaisons to the Committee shall include the Town Planner, Asst. Director of Senior Services, a representative from Madison Youth & Family Services, and a representative from the Board of Selectmen & Board of Finance

Item #2 Summary of Questions

1. Has an affordable housing "point person" from staff been designated?
 1. What is the process for interacting with other entities (BOS, PZC, Finance, Schools, town staff etc)
2. What is the status of conversations with Essex, Old Saybrook and Woodbury
3. for ideas on affordable housing as mentioned on p. 5 of Plan ?
 1. Have there been any discussions with other Shoreline communities ?
4. Are there any current projects with affordable housing implications?
 1. Winter Club conversion
 2. New Road/Duck Hole Road project 3. Cottage Road projects
 3. Barberry Hill Farm
 4. Other.
5. What is Madison potential for "environmentally conscientious development"?
6. Does the Town have any plans/thoughts about sewage or changing zoning to accommodate innovative sewage disposal systems?
7. Is there a communications plan to inform/educate citizenry on value of affordable housing?
 1. Is that our committee's role and, if so, what support is available? Will

the town website update with housing news/information

8. Has there been any effort for Madison to consider an Incentive Housing Zone
9. May we have a list of town owned properties with affordable housing potential?
10. How does the town go about seeking grants and/or matching funds for affordable housing?
11. What priority does affordable housing have on BOS agenda? What are BOS expectations for our committee. Any "no-go" items?
12. What are town department's expectations regarding liaison with our committee
13. What type/amount of administrative support can the committee expect from town?
 1. Is there a budget for the committee to obtain technical assistance/consultants?
14. Why are there so few conversions for accessory housing units?

The Town of Madison does not discriminate on the basis of disability, and the meeting facilities are ADA accessible. Individuals who need assistance are invited to make their needs known by contacting Debra Ferrante at 203.245.5644 or by email to ferranted@madisonct.org at least five (5) business days prior to the meeting.