

**MADISON AD HOC AFFORDABLE HOUSING PLAN ADVISORY COMMITTEE
MEETING MINUTES
June 4, 2021**

A meeting of the Ad Hoc Affordable Housing Plan Advisory Committee was conducted Friday June 4, 2021, at 8:30 a.m., remotely, using Zoom Videoconferencing. The public was invited to participate remotely by joining the meeting through a Zoom webinar link. Log-in details were posted to the Town of Madison website (<https://www.madisonct.org/>), prior to the meeting.

MEMBERS PRESENT:

Chairwoman Sarah Mervine, Vice Chairwoman Erin Duques, Andrea Aron, Chad Greenlee, Mathew Keller, Rosalyn Fahey, and Peter Roos.

MEMBERS ABSENT: Matt Keller left the meeting at 9:00 am

OTHERS PRESENT:

David Anderson, Heather Noblin

1. **Meeting Called to Order at 8:30 AM.**

2. **Minutes**

Matt Keller made the Motion to approve the Minutes as written from 5/21/21, Peter Roos seconded. Minutes approved by all members.

3. **Analysis of the David Fink Discussion of Last Meeting (5-21-21)**

- Sarah outlined the consultant’s role and that we need to work closely with the consultant
- First step is to get the survey out
- We want to see the draft questions
- We are invited to June 8 meeting
- Most members are tentative in attending (middle of a workday)
- We need to think about how we are willing to work with consultant
- Sarah asks if there are any concerns/thoughts
- Matt Keller asks Sarah how she felt after talking with David Fink
- Sarah said she thought he heard her re we are here for a reason
- Different towns have different ideas but some towns don’t have this kind of committee
- Sarah wants to make sure we have actual work to do
- Sarah asks “how do we get the word out?”
- Rosalyn says “we all have the same concerns”
- Sarah: “We don’t want to be a third layer”
- Sarah, again, how are we getting the word out?
- June 8 meeting will make things clearer
- Peter: “Will some towns bypass the committee and just rely on the consultant?”
- David A: This committee needs to be invited and Peggy L needs to message that

- Sarah: We need to write a plan that makes sense for Madison, and more people need to hear this up front. Must be a Madison plan.
- Sarah: Next steps for this group we must work to get people to answer the survey questions
- Sarah: We need to meet with various stakeholders and really HEAR the need
- Erin: What about reaching out to developers
- Sarah: What is the take of developers? People who work here and develop here and their expertise
- Peter: Having lunch with Dowler and Tony Lyons -- two developers -- who are very familiar with Madison. Interest in both affordable housing and Madison. Impediments? They may identify them.
- Dave A: Tony Lyons expressed interest in the Island Ave school
- Sarah: Talked with people from the library and are very interested in getting the word out. Could be worth it to reach out to the library.
- Also Sarah, introduce David Fink to the community and so we are very transparent and getting the word out early would help
- Erin: Library could host a forum. Word of mouth is the best. And telling people why they should come.
- Sarah: Churches/Synagogues are great for getting the word out
- Heather: The more forums the better. Any way to get the word out.
- Library seems to be focal point
- Sarah asks should we have the first forum after the survey is out?
- Consultant may advise us on community outreach
- Chad: Did David F ever mention a duration for the survey?
- Sarah: No. But let's wait until Tuesday
- Erin: Will the consultant advise us on the best way to do outreach?
- Even help with messaging
- David A: We should be getting some guidance
- Sarah: Big question is identifying land.
- Sarah: We should have a series of five fora
- David A: Where do we think the right places are for affordable housing and then share with the community. What is their reaction? Survey will help us as will the developers

4. Next Steps

- Sarah: Will talk to the library
- Sarah to David: We need guidance about plots of land and do you have a list of town-owned properties?
- Sarah: Again, let's not be hidden, MUST be transparent
- Sarah: after Tuesday's meeting we'll have a better idea
- Sarah: Non-straight path, but let's hear from library, consultants and developers, and ask David Fink who -- along with him -- would be good for three or four forums
- Peter: We're in a bit of a holding pattern, and the consultant needs to simply catch up and get in front of us
- Once the consultants have the questions, we can look it over

- Sarah: Welcome suggestions and let's adjourn

5. **Adjourn**

The meeting was adjourned at approximately 9:15 AM.

Respectfully Submitted,
Matt Keller