

Affordable Housing Plan Advisory Committee
Wednesday, July 12, 2023 at 4:00 PM
Town Campus, Room A

MINUTES

REGULAR MEETING

1. Call to order

The meeting was called to order at 4:05..

Members attending: M. Edmiston, F. Larson, P. Meier, B. Pudlin, J. Zennario, A. Amplo, E. Ratchman

Members absent: N/A

Liaisons attending: E. Mannix, H. Noblin, M. Fahey

2. Public comments

There were no public comments.

3. Approval of minutes [June 28, 2023](#)

Minutes Approval: The minutes of June 28, 2023, F.Larson and E. Ratchman Abstain. All others approved.

4. Committee discussion- Establishment of working groups and Power Maps Update

Discussion:

Workgroup Discussion: Following up the discussion in the last meeting, the committee believes we will be more effective if members who were interested in a subject area could focus on it and they could advance work between meetings. There were no objections in moving forward with the approach and we finalized working group members in the discussion.

Working groups:

1. Community Outreach, Engagement and Communications: (Mark, Francine)
2. Financing, Paths to finance projects: (Eric & Jane)
3. Town Policies, Zoning, Strategic Plan & Plan of Conversation and Development (POCD)
(Bennet, Eric, & Anthony)

4. Different Examples of Affordable Housing around the Country (Peter, Francine & Jane)

Individual working groups will define direction, goals and deliverables for their team. A working group update will be on the agenda for each committee meeting.

Francine: Is the point of the communication group to figure out who to communicate with?

Mark E.: We need a committee to manage power mapping and outreach.

Molly. Fahey: It's also for the website, etc.

Erin Manix: Not the creation of a page, but content. We need to spell it out and the town will post it and make it ADA compliant. Content can be submitted through Erin and she will coordinate with Rita. The current page needs to be updated. Most commissions have their own pages.

Our next Meeting will be in August. In the interim the working groups should meet and discuss path forward.

In our last discussion with Ben Fink on power mapping. We need to discuss next steps and put more names next to targets. The idea is to have initial contacts 1:1. The intent should be to hear from the contact on their thoughts about Affordable Housing, not to guide the discussion in any one direction or another.

F. Larson: In Francine's 1:1 discussions, she heard the following feedback:

Initial commentary agrees and supports, but major concern was fairness. Individual was concerned with monitoring and weeding out fraudulent behavior, particularly related to purchasing a house at below market rates but then either due to changing financial circumstance or upon sale could reap a windfall. Individual felt that by focusing on renting, you eliminate some of that concern of some receiving a windfall or by ensuring deed restrictions were a minimum of 40 years. A fairness concern was also raised regarding the differences in payment of HOA fees between market rate units and affordable units.

E. Mannix: Approval due to 8.30 G is for 40 years. If it is a voluntarily deed restriction, it could be less than 40 years, but those restrictions are typically further defined by the financing/funding. Affordable housing is deemed by the state based on: 1. Chafa loans, 2. Concord Meadows counts because it is through the USDA and 3. Deed Restricted

E. Mannix: River Edge Farms, there are some market rate and some deeded affordable units. In the affordability plan, the are owners of market rate units have to pay higher HOA fees than the deeded affordable units. West Sussex also has different fees depending on market vs affordable units. This has been a complaint from market rate owners. However this delta in fees is clearly spelled out in the disclosures and market rate owners are able to sell their units at fair market rates vs the deed restricted affordable units. In addition, the project likely would not have been built if not for the inclusion of deed restricted affordable units and accompanying incentives.

F. Larson: There is also a belief in the community that the direction should not be coming from Hartford. We are not a commuter/mass transit town so we should not be limited by the small amount of property available near the train and bus lines.

Overall there is a lack of clarity on what affordable housing is, why the push is happening now and who is driving the discussion.

P. Meier: There is a concern that we are attracting someone who is “less than” members of the existing community and a concern that the physical look of the property will not meet the standards of the town.

F. Larson: There is agreement there is a need for housing for different life stages, as young adults, elderly, etc.. don’t have options beyond the typical 4 bedroom home in Madison.

B. Pudlin: There are Housing Trusts like Land Trusts that develop affordable units and sell them to means qualified folks. The trusts retain a right of first refusal upon re-sale and place limits on capital gains based on time to ensure that the units remain affordable for the future and to address the fairness concern.

F. Larson: What is the focus in Madison? Rentals or Ownership?

E. Mannix: Most developments that are apartments are rentals.

M. Edmiston: It’s not for us to decide. Developers will pursue projects that make the most sense for them, but multi-Unit rental units are typically viewed as a better investment.

No further discussion

5. Next steps

M. Edmiston: Power-mapping: Everyone should revisit the page and identify potential others they can reach out to. We have a gap in regards to reaching out to Coaches of local sports teams.

M. Edmiston: We have a story hour scheduled for 3pm on July 25th at the Senior Center. The idea is to have a conversation to get to know each other better for an hour. We should all look to join.

H. Noblin: We are looking at scheduling a bus tour of Affordable Housing projects in the area for committee members. Will likely Wednesday Morning

ADJOURNMENT