



SECHA Board of Directors Meeting
July 12, 2019
8:30 AM
Southeastern Connecticut Council of Governments
5 Connecticut Ave, Norwich, CT

Draft Minutes

In attendance: Norton Wheeler (Chair), Pam Days-Luketich (Vice-Chair), Mark Oefinger, Bob Fusari, Virginia Sampietro, John Bolduc, Susy Hurlbert, Julie Savin, Rain Daugherty, Amanda Kennedy, Carly Myers.

1. Call to Order

Mr. Wheeler called the meeting to order at 8:30 AM.

2. Recognition of Visitors

Rain Daugherty gave a presentation on behalf of the Southeastern Connecticut Community Land Trust, which has a private/non-profit structure. The CLT will own property and extend a ground lease, with affordable homes built on the land being owned privately. St. Francis house is acting as the fiduciary, and the CLT is partnering with CHFA to become certified as a HUD counseling agency.

In addition to affordable home ownership, the CLT can also hold properties that are not buildable lots – one such lot that was donated recently was turned over to FRESH to start a community garden.

3. Approval March 8, 2019 Meeting Minutes

MOTION: To approve the March 8, 2019 Meeting Minutes (Fusari, Days-Luketich). So voted unanimously.

4. SECHA Municipal Outreach

- Salem: Report that there is interest and also opposition to low-cost senior housing.
- East Lyme: Mr. Stanland and Ms. Kennedy gave the housing profiles presentation.
- Waterford: Mr. Wheeler and Ms. Myers gave the housing profiles presentation. The PZC is now interested in allocating up to \$15,000 for a zoning review and affordable housing plan.
- North Stonington: Ms. Kennedy presented at an affordable housing meeting. Michael Santoro of the Connecticut Department of Housing presented. The North Stonington affordable housing group also incorporated as a non-profit.

- Lebanon: Interest in developing affordable farm housing.
- Stonington: Stonington formerly had an affordable housing plan and committee that has since disbanded. The Economic Development Commission is interested in housing issues again. Mr. Wheeler and Ms. Kennedy met with the EDC and discussed small lot development and other implementation plans.
- There are still about nine communities that we have not yet met with. Proposed to do one a month, with ongoing technical assistance for the towns that have already had presentations.

5. Regional Initiatives

- The JLUS is having a workshop on Monday, which will present on updated hiring numbers from EB and projected housing impacts for the region.
 - EB has already staffed up the engineers on the New London side, and projects hiring an additional 2,400 new hires in Groton, with an additional 500 Navy personnel at EB.
 - Starting salaries for these positions roughly \$40,000, with an average salary of \$60,000.
 - The overall impact is an estimated 2,000 new households in the region, but there have also been population losses in the last few years. Board members asked how we can figure out who is leaving and who is staying.
 - There are currently roughly 8,800 units of housing permitted or approved in the region, which reflects a high level of construction.
 - EB was also awarded a third submarine construction contract.
- At the Governor's office, Lisa Tepper-Bates has been appointed to create a structure to support affordable housing in our region. She will be presenting at the COG meeting next Wednesday.

6. Financial Report

Ms. Kennedy presented the Treasurer's Report and discussed potential future grants.

MOTION: To approve the Financial Report (Oefinger, Bolduc). So voted unanimously.

7. FY 2020 Budget

Ms. Kennedy presented the Treasurer's Report and a proposed budget for FY 2020. The proposed budget will be reviewed and discussed at the next meeting.

8. Future activities

Discussed the 2019 Workplan: towns to be reached, ongoing technical assistance. ECAR funds were granted for a late fall event on how smaller communities can support affordable housing. Upcoming events through the Chamber of Commerce and seCTer may also provide opportunities for SECHA to table and/or present.

9. New Business

Mr. Wheeler recognized Ms. Kennedy for her new role at CT Main Street Center, and transitioning to the Communications Chair for the Connecticut Chapter of the American Planning Association.

10. Next Meeting September 13th

11. Adjournment

Mr. Wheeler adjourned the meeting at 9:30.