



SECHA Board of Directors Meeting
September 11, 2020
8:30 AM

Conducted by Zoom Conference

Draft Minutes

Attending: Pam Days-Luketich, John Bolduc, Bob Fusari, Mark Oefinger, Les King, Deb Monahan, Susy Hurlbert, Julie Savin, David Stanland, Fred Allyn III. SCCOG: Jim Butler, Amanda Kennedy, Carly Holzschuh.

1. Call to Order

Ms. Days-Luketich called the meeting to order at 8:33 AM.

2. Introductions

Ledyard Mayor Fred Allyn III was introduced as a new member.

3. Approval July 10, 2020 Meeting Minutes

MOTION: To approve the July 10, 2020 Meeting Minutes (Fusari, Oefinger). So voted unanimously.

4. Financial Report

Ms. Kennedy presented the financial report.

MOTION: To accept the financial report (Monahan, Oefinger). So voted unanimously.

5. SCCOG Activities

a. Affordable Housing Plans

Ms. Kennedy presented that seven towns in our region have received Department of Housing grants to complete Affordable Housing Plans, and SCCOG is providing technical assistance to six towns: Bozrah, Franklin, Salem, Lebanon, Sprague, and North Stonington.

b. COVID Recovery

Mr. Butler presented an update on SCCOG's role in recovery efforts. The federal response protocol is managed at the state level by Division of Emergency Management and Homeland Security (DEMHS) Region 4, which includes 42 towns and two sovereign nations. A steering committee has been formed, and the

Housing, Health, & Human Services working group will be working on issues of housing during recovery efforts.

Ms. Hurlbert shared that the National Association of Realtors was predicting that foreclosures will not be similar to the Great Recession of 2008 because there are so many buyers lined up for limited supply.

Ms. Monahan talked about the role of TVCCA as community resource coordinator assisting people to quarantine and isolate with food, prescriptions, etc. The major concern is with renters, and the need to work with landlords. Mr. Allyn and Mr. King discussed that once tenants get 2-3 months behind on rent, debt can be insurmountable. Mr. King said that once the eviction moratorium is lifted, landlords will use more stringent screening processes, such as double security deposits and 30% income limits, which will have a negative impact on tenants trying to get into affordable housing. TVCCA has some resources, but it will be a heavy lift. Norwich rents are currently lower than regional HUD rents, but landlords will likely need to raise rents or sell buildings – many will be looking for an exit strategy. Currently 1-bedroom apartments are in demand, as people that work in health care try to move away from their families to protect them.

6. State/Legislative Activities

Mr. Oefinger spoke about Desegregate CT, a group that is trying to combat systemic and institutional racism in housing. He recommended that SECHA become an official partner. Ms. Hurlbert reported that CT Realtors are not supporting it due to what they feel would be unintended consequences of the bill. Ms. Kennedy said that CCM is actually on board with Desegregate CT, when in the past they have opposed any changes to local land use controls.

7. Budget

Ms. Kennedy presented a budget and workplan for the next year. Ideas for additional regional work items include a lookbook or different affordable housing developments in Connecticut, a GIS buildout analysis of housing for the region, and further COVID assistance.

MOTION: To accept the proposed budget (Monahan, Oefinger). So voted unanimously.

8. New Business

Ms. Kennedy will check the bylaws for the procedure to officially add Mr. Allyn to the SECHA board.

9. Next Meeting- November 13, 2020.

10. Adjournment

Ms. Days-Luketich adjourned the meeting at 9:40 AM.