



SECHA Board of Directors Meeting
July 23, 2021
8:30 AM

Conducted by Zoom Conference

Draft Minutes

Attendees: Norton Wheeler, Pam Days-Luketich, Bob Fusari, Mark Oefinger, Dave Stanland, Susy Hurlbert, Julie Savin, Jim Butler, Amanda Kennedy, Carly Holzschuh.

1. Call to Order

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

2. Approve May 14, 2021 Meeting Minutes

MOTION: To approve the May 14, 2021 Meeting Minutes (Butler, Oefinger). So voted unanimously.

3. Financial Report

Ms. Kennedy presented the financial report. SECHA has been successful in spending down the outstanding grants, and we are now able to reapply for funding. The Melville Charitable Trust has recently updated their funding focus to include addressing land use laws and policies to address affordable housing, so SECHA may be eligible for a larger pot of money if we develop a larger project work plan specifically for funding by Melville.

For the proposed upcoming housing tour, Mr. Stanland said that Dime Bank could put \$500 toward the event. Liberty and ECAR also said that grant money is available.

MOTION: To approve the financial report (Oefinger, Days-Luketich). So voted unanimously.

4. Board Elections

Mr. Butler, for the nominating committee, recommended the reappointment to three –year terms the following SECHA members whose terms are expiring in 2021:

- Pamela Days-Luketich
- Susy Hurlbert
- Les King
- Deborah Monahan

The Nominating Committee recommended the following slate of officers for the 2021-2022 year:

- Norton Wheeler, Chairman
- Pamela Days-Luketich, Vice Chairman
- James Butler, Treasurer
- Susy Hurlbert, Secretary

Mr. Butler reported that the nominating committee had reached out to Senator Paul Formica. While he has not been able to attend meetings and will not continue with formal membership, he would still like SECHA to consider him a resource if we need a voice in the State House.

MOTION: To approve the re-election of members and officers as recommended by the nominating committee (Fusari, Savin). So voted unanimously.

5. Updates:

a. Local Affordable Housing Plans

Ms. Kennedy reported that many municipalities in our region are either close to adopting an Affordable Housing Plan, or are planning on applying for DOH funds to do so in the coming year. A few towns are unknown, and may be good targets for individual SECHA outreach. Ms. Hurlbert, Wheeler, and Mr. Fusari volunteered to assist with outreach.

Mr. Wheeler asked about Ms. Hurlbert's suggestion at the last meeting to host a regional forum instead of individual outreach.

Ms. Days-Luketich suggested that Partnership for Strong Communities would make a good panel. They also are still doing (remote) quarterly iForum panels on affordable housing as well.

b. Legislative Update

Ms. Kennedy reported that the DesegregateCT affordable housing bill passed, but many of the stronger provisions have been taken out. Ms. Kennedy will send out a one-page summary of the adopted bill.

Mr. Oefinger suggested that Sara Bronin would be a good speaker for the proposed housing tour.

c. Workplan Update

i. Lookbook

Ms. Holzschuh reported that work is progressing on collecting images and text from non-profit groups to showcase attractive affordable housing developments in the region. Ms. Hurlbert suggested that printing costs could be offset by selling ad space to realtors who focus on affordable housing units. Ms. Savin volunteered that she regularly works with realtors who are knowledgeable about the best lenders, etc. who would be valuable additions as well.

ii. Municipal Outreach

Ms. Holzschuh reported that a SECHA subcommittee had met previously to plan an affordable housing tour. Mr. Stanland said that Dime Bank could contribute \$500 to the event. As COVID cases are rising, a backup plan may be that people must wear masks on the bus, or drive themselves. Ms. Days-Luketich said that the videographer that worked on a series of affordable housing videos for Liberty Bank would also be a good resource. Mr. Oefinger asked about individual town outreach. Ms. Kennedy suggested that we focus on towns currently without plans, such as Griswold and Preston. Ms. Hurlbert, Mr. Wheeler, and Mr. Fusari volunteered to help with those efforts.

6. New Business

No new business.

7. The next meeting will be held Sept. 10 at 8:30 AM.

8. Adjournment

Meeting adjourned at 9:20 AM.