



SECHA Board of Directors Meeting
September 10, 2021
8:30 AM

Conducted by Zoom Conference

Draft Minutes

Attendees: Norton Wheeler, Pam Days-Luketich, Bob Fusari, Mark Oefinger, Susy Hurlbert, Deb Monahan, Fred Allyn III, Les King, Jim Butler, Amanda Kennedy, Carly Holzschuh.

1. Call to Order

Mr. Wheeler called the meeting to order at 8:33 AM.

2. Approve July 23, 2021 Meeting Minutes

Ms. Hurlbert suggested the Board correct the minutes to show that there was an error in the Board nominations. The Board agreed to approve the minutes as written, but that they be appended to note the error.

MOTION: To approve the July 23, 2021 Meeting Minutes with appended correction (Fusari, Oefinger). So voted unanimously.

3. Financial Report

Ms. Holzschuh presented the financial report. SECHA has been successful in spending down the outstanding grants, and is now reapplying for continued funding. Applications have been submitted for grant funding from Liberty Bank (\$5,000) and People's United Community Foundation (\$2,500). An application for Chelsea Groton is due later this month. Staff has been charging housing-related time toward OPM grant funds for the past two months. Mr. Wheeler asked if SCCOG would be able to support ongoing SECHA work with funding. Mr. Butler said that SCCOG has always supported SECHA in terms of covering fringe and overhead on staff hours billed, and that currently staff hours are being billed to SCCOG's Regional Services Grant from OPM, as housing is part of SCCOG's general work program.

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

4. Board Elections

MOTION: To approve the election of Dave Stanland as Secretary (Butler, Oefinger). So voted unanimously.

5. Updates:

a. Local Affordable Housing Plans

Ms. Kennedy shared that seven municipalities in our region have applied for the latest round of DOH Affordable Housing Plan grants. Ms. Kennedy has been reviewing completed and draft plans and is creating a matrix to categorize what recommendations that municipalities are putting forward in their plans, and recommended that SECHA focus future outreach to specifically assists towns in implementing their plans. SECHA Board members may have specific areas of expertise that are helpful for the municipalities.

Mr. Wheeler asked about how towns view inclusionary zoning, general discussion followed about incentives, burdens on developers, NIMBYism, management concerns, etc.

b. Workplan Update

i. Lookbook

Ms. Holzschuh reported that work is continuing to progress on collecting images and text from non-profit groups to showcase attractive affordable housing developments in the region.

ii. Municipal Outreach

Ms. Holzschuh reported that the SECHA subcommittee that had been meeting to plan an affordable housing tour decided to delay the bus tour to spring due to rising COVID rates.

Ms. Kennedy suggested setting up municipal outreach meetings. At next meeting we will discuss how to help municipalities with specific strategies after implementation spreadsheet is more complete.

6. New Business

Mr. Allyn shared about affordable housing issues in Ledyard. Four large colonial homes in Ledyard were bought by LLCs to be used exclusively for Airbnb, which takes them off the market for private homeowners hoping to move up from modest starter homes. Ledyard has a short-term rental ordinance, but Mr. Allyn feels that it has no teeth and he would like to revisit the issue. General discussion followed about short-term rentals in the region – impacts on neighborhoods, health and safety and traffic concerns. A recent state bill regulating short-

term rentals did not pass and it was noted that Airbnb pays \$53 million in hotel taxes to the state. SCCOG has been asked to poll its member municipalities on their approach to regulating short-term rentals.

Mr. Wheeler asked Mr. Butler if there were any other regional issues concerning housing. SCCOG is still involved in long-term recovery work and the Regional Human Services Coordinating Council, is finalizing a parking study for the City of Groton, and working on various transportation projects.

7. The next meeting will be held Nov. 12 at 8:30 AM.

8. Adjournment

Meeting adjourned at 9:26 AM.