



SECHA Board of Directors Meeting
July 8, 2022
8:30 AM

Conducted by Zoom Conference

Draft Minutes

Attendees: Norton Wheeler, Susy Hurlbert, Jennifer Zettler, Bob Fusari, David Stanland, Les King, Julie Savin, Amanda Kennedy, Annika Shiffer-Delegard

1. Call to Order

Mr. Wheeler called the meeting to order at 8:31 AM.

2. Introductions

Members and guests introduced themselves.

3. Approve May 27, 2022 Meeting Minutes

MOTION: To approve the May 27, 2022 Meeting Minutes (Fusari, Hurlbert). So voted unanimously.

4. Sustainable CT Fellow Affordable Housing Plan project

Sustainable CT Fellow Annika Shiffer-Delegard asked for feedback on the Summer 2022 fellow project developing an Affordable Housing Plan (AHP) Database. Sustainable CT is a non-profit that runs a program to encourage and promote sustainability at a municipal level through a certification program. The Fellows are reviewing the Plans and creating a database to inform future Sustainable CT work. The fellows are starting with the framework developed by SCCOG's Nicole Haggerty for SCCOG/SECHA use. Annika asked for feedback on the framework of the database. Amanda asked what actions should be considered credit-worthy in future years. Bob said results should be seen- where are towns in the continuum of action that leads to construction? Pam asked if the database will be maintained and updated. Annika said not at the moment- it is being generated for internal Sustainable CT use right now. Les said that documents regarding implementation, and

integration of the AHP into the POCD, are important. Susy would like to see other towns' plans and implementation practices. Amanda stated that Sustainable CT has a process for identifying and sharing best practices but asked that the database be made publicly accessible and that plans get posted. Julie said this would be helpful but needs to be maintained. Amanda suggested fellows could do this every summer and added that Fairfield County's Center for Housing Opportunity and Desegregate CT are developing similar analyses.

5. Financial Report

Ms. Kennedy presented the financial report. In the fiscal year, SECHA spent \$6,000 on staff costs and received \$16,000 in grant funds. A correction to the treasurer's report was noted. The proposed FY 2023 budget includes a conservative estimate of future grant revenues in the amount of \$11,500. David, Susy and Sam suggested adding additional expenses and sponsorship revenues for events.

MOTION: To approve the financial report as amended (Fusari, Stanland). So voted unanimously.

MOTION: To approve the budget as proposed (Hurlburt, Fusari). Norton proposed amending the motion to add \$2,000 in sponsorship revenue and event expenses. Hurlburt and Fusari agreed to the amended motion. So voted unanimously.

6. 2023 Workplan

Amanda provided an update on efforts to stand up a Center for Housing Opportunity. Maryam Elahi has been successful with fundraising and is in talks with Connecticut College to host the Center. The timeline for the Center to start up is still unknown.

Amanda presented a list of potential workplan items. Norton and Bob discussed the challenges of inclusionary zoning. Amanda asked Julie and Jennifer what the funding environment is currently and what projects were fundable. Bob asked where the roadblocks are. Jennifer offered to bring their ED to a follow-up conversation or the next meeting. Julie stated that funding is available right now for both for-profit (inclusionary) and non-profit development but the process for getting funds takes time, and that twice a year the Dept of Housing meets regarding potential projects. Funding is also available through DECD's Community Investment Fund program. Amanda suggested SECHA could put together a resource guide and publicize them at an event with some high-profile speakers. Bob said builders would be interested. Susy and Amanda discussed how to reach commissioners. Pam mentioned available programs for first-time homebuyer but a lack of inventory. Other

prospects: banks, builders, non-profits. Amanda said that an October event was feasible and that she'd get SCCOG staff working on a product. Susy offered to help with planning the event. Norton asked that more discussion be had in the future regarding inclusionary zoning.

7. New Business

No new business.

8. Adjournment

Meeting adjourned at 9:40 AM.