The meeting was called to order at 9:40 am by Sondra Astor Stave, Chairperson.

**Present Members:** Sondra Astor Stave, Aline Hoffman, Christine Pattee, Dick Brand, John Twerdy and Roberta Wilmot

**Present Staff:** Mark Landolina, Laurie Bradley.

**Present Guests:** Matthew Straub, Program Officer – Local Initiatives Support Corporation (LISC)

**Absent:** Valdis Vinkels,

Upon a unanimous vote, the May 12, 2020 minutes were approved.

**News and Updates**

*None.*

**Discussion**

- Matt Straub with LISC joined our meeting to introduce the Housing Connections program that LISC offers free of charge. Housing Connections of Connecticut works in suburban and rural towns, helping local residents address the affordable housing needs specific to their communities. Housing Connections is a program of the Connecticut Housing Finance Authority and is administered by the Local Initiatives Support Corporation (LISC), which offers technical assistance from concept to completion. LISC and the Connecticut Housing Coalition work together to provide information on affordable housing options across the state.

- Housing Connections supports community planning, organizational capacity building and policy development. When a community is ready to create housing, Housing Connections helps groups move through the complex process. Support includes site selection, architectural design, financing, construction and management of affordable housing.

- LISC has worked with over 80 municipalities across Connecticut on similar projects. They have supported development of thousands of affordable housing units which has created $108,435,353 of new investment into CT’s small towns and suburban communities.

- The SHASC has identified needs that LISC can help out with. This includes guidance on the survey, connections to developers in the senior housing business, and knowledge about the affordable housing development process.

- Members asked if local developers would be good candidates for senior housing development. It was determined that depends which type of senior housing is proposed, for instance the Housing Authority and/or Senior Cohousing could be options for local single family home builders. However, for affordable senior housing it would likely take a developer who is experienced in this business to take on a project. Matt explained how State housing subsidies are competitive and they usually favor firms that have used it before and have a good track record of using their funds. The State Department looks for
liquidity and experience. Matt can connect our group with any developers in Connecticut that would be a good match for what we are looking for. However, another option would be if developers partnered with senior housing developers, such as if they have available land in town.

- The group discussed the concept of affordable housing with Matt and Laurie. Matt described how it is one of the States goals to increase diversity of mixed income developments, especially in suburban towns. A housing development can be 100% affordable, or it can be 20% affordable, both would be eligible for state funding. Income limits were also discussed with the group. There are income caps on who can rent each affordable apartment, and the rent paid is always maximum of 30% of the tenant’s income. Subsidized housing covers the cost above 30% of your income to cover the rest of rent.
- The State defines affordable senior housing as 62+ communities. This must be followed for much of the senior housing funding from the State. Other active adult communities/market rate age restricted communities are typically 55+ (such as Bidwell Village). The group expressed interest in 62+ affordable senior housing options as well as Senior Cohousing.
- Matt echoed the importance of a community survey. He recommends that this is a great first step for our group before delving into our study further. It is important to first know the community needs before trying to solve a problem that we do not know the full extent of yet. There is a lot to consider with senior housing, all of which can be incorporated into a survey to understand the residents that it would serve.
- The group went through the first half of the questionnaire before technical difficulties interrupted our meeting. Members want to cut the survey shorter so that it will take closer to 10 minutes to complete rather than 15 minutes. The survey is more comprehensive than ones that Matt has seen. There are also some amendments to make to the survey including removing the age restricted numbers from the questions, and adding a disclaimer to end survey at a certain point if you are not interested in senior housing.
- We will need to make sure the survey is accessible by all online and by paper mail.

**Next Steps**

- Chris and Aline will complete the presentation on the Hoffman property site walk.
- Staff and Chris will finalize the questionnaire and work out logistics for sending it out and tabulating results.

Meeting adjourned at 11:05 am.

Respectfully Submitted,

Mark Landolina
Planning Technician/Zoning Enforcement Officer