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**East Haven**

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EAST HAVEN, CONN

*Lisa Batten*

TOWN CLERK

## **Notice of a Public Hearing**

The Hearing Committee of the East Haven Town Council held a certain Public Hearing, Tuesday, February 1, 2022, at 7:00 p.m., Via Zoom for the purpose of holding a public hearing on the following item:

Chairman Deko called the public hearing to order at 7:06 p.m.

Roll Call-12 Present     3 Absent (Ruggiero, Pompano, and Stacey)

Vice Chairman Pacelli read the following notice of a public hearing:

### **Public Hearing #1**

For an ordinance entitled an “Ordinance for the Creation of an Affordable Housing Plan Advisory Committee” to oversee preparation of the 2022 Town of East Haven Affordable Housing Plan.

Town Attorney Michael Luzzi presented the following explanation of this Ordinance as follows:

There is a statute in effect, specifically Connecticut General Statute Section 8-30j, that requires that ALL municipalities prepare, adopt, and submit an affordable housing plan to the State by June 1, 2022, and at least once every five (5) years thereafter.

The Connecticut Department of Housing (DOH) and Regional Plan Association (RPA) prepared the “Affordable Housing Plan and Process Guidebook” (Guidebook) to provide municipalities with a methodology for preparing their respective affordable housing plans.

The Guidebook instructs that an affordable housing plan should consist of a community values statement; a history of affordable housing in the municipality; a housing needs assessment; a land use and zoning assessment; and plan principles, goals, and actions.

DOH and RPA advise that in order to effectively plan for the future, it is critical that the municipality, “... [understand] existing and [anticipate] future housing needs [and that] ... having a range of homes where people can afford to age in place, live in the community where they work, and access a community where they’d like to live, but can’t afford will strengthen the economic and social sustainability of your town into the future.”

Therefore, it is recommended in the Guidebook that the housing needs assessment include an analysis of demographics, housing supply, and economic indicators and a gap analysis of the difference between available housing and what residents of the municipality and the region can afford to pay.

To assist its members with meeting the statutory requirement, the South-Central Connecticut Regional Council of Governments hired a consultant, RKG Associates, Inc., to prepare a regional affordable housing plan including 13 separate plans, one for each participating municipality.

SCRCOG and RKG separated the participating municipalities into groups for an initial meeting with municipal staff to discuss demographic and market conditions and the housing affordability gap present in each town. East Haven was grouped with New Haven and West Haven. They are presently preparing the existing or baseline conditions information that will be included in the Town's affordable housing plan as part of the housing needs assessment and a meeting will be scheduled this month to discuss that information and potential goals for the Town's plan.

Moving back to the recommendations contained in the Guidebook, one additional recommendation contained in the Guidebook is that a local committee of strong and vocal community leaders be established to assist municipalities in developing their affordable housing plans and encourage larger community input for and support of the planning process and the adopted plans. The Department of Housing has advised that establishment of a local affordable housing committee "is essential to developing a meaningful [affordable housing] plan." DOH describes anticipated members of the committee as: "Strong and vocal leaders who believe in the effort and are willing and able to put in the time necessary to recruit, support, communicate and carry out an inclusive planning process."

Before I address my specific recommendations with regard to the local committee, I want to emphasize that the Town Council, as the legislative body of the Town, will be holding a public hearing on the Affordable Housing Plan when it is complete and will be the Town authority acting to adopt the Plan.

The following are my recommendations for the Committee itself:

It is recommended that the Town Council establish and appoint a five (5) member advisory committee to be known as the "Affordable Housing Plan Advisory Committee" for the purpose of working with staff of the Town of East Haven and any consultant to advise on and engage the public in the process of preparing a draft Affordable Housing Plan for the Town of East Haven in compliance with Connecticut General Statutes § 8-30j, which draft Plan will be presented to the Town Council on or before its April 2022 regular meeting or a special meeting duly noticed, for its review and approval, with any amendments it deems necessary.

It is further recommended that: (1) the Committee meet as required to fulfill its purpose; (2) at its first meeting, the Committee elect a Chair, Vice Chair, and Secretary of the Committee; (3) Town employees attend the meetings of the Committee as available to offer their input and support of the work of the Committee based upon their specialized knowledge but not be voting members of the Committee; and (4)

the Committee issue status reports, on a monthly basis at a minimum, to the Town Council to update the Council on the work of the Committee.

With regard to the selection of members of the Committee, I recommend that the Town Council select the Committee members from among the members or alternates of the following boards or commissions and/or residents who have the expertise noted:

American Disabilities Act Commission; Board of Education; Counseling and Community Services Commission; Economic Development Commission; Planning and Zoning Commission; Youth Services Commission; A resident who is a realtor or real estate agent or broker; A resident with experience in workforce training.

Vice Chairman Pacelli asked which numbers they are using: the 2020 or the current numbers.

Attorney Luzzi stated that the department of housing will have the numbers but we are not getting credit for deed restricted and assisted living.

Councilwoman Parlato inaudible.

Chairman Deko recognized Lorena Venagas of George Street who indicated that she recommends the council look at Branford's survey and read the Patch article with regard to SCROOG.

Attorney Luzzi stated that East Haven's dynamics are different than those of Branford's.

Vice Chairman Pacelli moved to adjourn.

Councilwoman Cesare second the motion.

Voice vote-All in favor. None opposed. No abstentions.

Public Hearing adjourned at 7:30 p.m.

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## The Hearing Committee of the East Haven Town Council.

Chairman Deko called the Hearing Committee of the East Haven Town Council to order at 7:30 p.m.  
Roll call-12 present 3 Absent (Ruggiero, Pompano, and Stacey)

Vice Chairman Pacelli moved that the Hearing Committee of the East Haven Town Council recommend to the Full Council adoption of the following ordinance:

**BE IT ORDAINED** that East Haven Legislative Town Council hereby authorizes the creation of a five (5) person "Affordable Housing Plan Advisory Committee" to oversee, and to collaborate in the

preparation of the 2022 Town of East Haven Affordable Housing Plan as required by Connecticut General Statute Section 8-30j.

**BE IT FURTHER ORDAINED** that the members of this advisory committee shall serve until the 2022 Town of East Haven Affordable Housing Plan is complete, and ratified by the East Haven Legislative Town Council.

**BE IT FURTHER ORDAINED** that Mayor Joseph Carfora, or his designee, is authorized to execute any and all documents to effectuate the intent of this ordinance;

**BE IT FURTHER ORDAINED** that this ordinance shall be effective in accordance with the provisions of the East Haven Town Charter.

Councilman Balter second the motion.  
Roll call-All in favor. None opposed. No abstentions.  
Motion Carried

Vice Chairman Pacelli moved to adjourn.  
Councilwoman Lesco second the motion.

Voice vote-All in favor. None opposed. No abstentions.  
Hearing Committee adjourned at 7:31 p.m.

Respectfully submitted,

Roberta A. DeLuca  
Council Clerk