

Meeting began at 7:12

Woodbridge Town Hall

Attending: Mary Dean, Jim Graham, Lew Shafer, Kathy Hunter

Kathy proposed to change the order of items on the agenda, beginning with a report on the Conservation and Housing Summit meeting in Hartford today from Mary, summarized here:

The conference was directed primarily at conservation personnel, was attended by four people from Woodbridge, including two from the Land Trust. The intention was to make the point that land use for community benefit was a common denominator between conservation and affordable housing, and that understanding and cooperation were desirable. Some ideas about collaboration and a few examples of it were presented, such as carving out space on acquired land for building affordable housing. Introduction to many of the conservation organizations and resources was a side benefit for our side and being given an excellent, succinct presentation on Affordable housing (by LISC) was a direct benefit for theirs. The relationship between land use (allocation, low income housing placements) and inequalities was also touched upon in the discussion.

As is usual at these conferences, some of the best outcomes are the result of meeting and talking to the speakers and other participants, and that was certainly the case with our conversations with the Woodbridge Land Trust representatives, Bryan Pines and Cathy Wick. We shall hope to continue what were very cordial and informative discussion with them, and hopefully active collaboration.

Discussion on SCRCOG meeting on managing wastewater. Kathy noted the message that it is much easier if the building is near a water supply and if the soil character is amenable or can be made amenable. (Kathy distributed the map of water and sewer lines in Woodbridge and reported that she had been thinking about it in terms of a friendly 8-30g.) Two different mindsets were represented at the meeting, DEEP and the Department of Public Health. People need to know: do we have soil that would support community septic systems? Kathy proposed that a study be done to understand where community septic systems could be feasible. Also learned that some towns were taking out their sewer connections in favor of septic because of sewer failures and higher cost.

Partnership training: a link was provided. Positioned as a legislative hearing. Clearly laid out the subject (affordable housing), the state of things in Connecticut, etc.

With regard to questions asked during our power mapping session about who would qualify for affordable housing, Kathy did some research and provided a handout. CGS 8-30g Income Limits and Rental Limits are calculated using the State's Annual Median Salary which is currently \$112,600 based on a household of 4. In this regard, a policeman position in Woodbridge would qualify for affordable housing under 8-30g.

Minutes from last time: what format do we want to have for our minutes? Kathy wants them on the website but is not sure that recording the notes as well as the agenda etc. is appropriate. Decided to add notes to a basic agenda record.

Kristine couldn't come last time so can't report on her intention to follow up with Sheila McCreven about the Ordinance Committee .

Jim notes that there seems to be a disconnect between what Ben Fink is recommending and what Steve Lawrence was hearing or expecting about our purpose for the meetings. Mary also said that she felt we should have a clear understanding of our purpose and intentions and how the meetings would be explained to participants. Kathy said that the role-playing exercise planned for our meeting on Feb 15 would help with this.

Next meeting March 1: Kathy suggested inviting Sean Ghio is scheduled to be a special guest who is the Policy Director at the Partnership for Strong Communities. He prepared the information on the Ten Actions to Grow your Affordable Housing Supply and is a great source of information for our work.

We can also look at CUPOP's inventory of town-owned property to see what possibilities might be there.

Next meeting will be hybrid in order to include those (Lew) who will be out of town.

adjourn 8:30. (Kathy/Lew)