

Brooklyn Housing Authority

Mailing: #87 Quebec Square

Brooklyn, CT 06234

(860) 779-3339 (phone)

(860) 779-7274 (Fax)

Brooklyn Housing Authority

Non-quorum Meeting Notes for Special Meeting Thursday, February 10, 2022

11:00am at the Green Building

1) Roll Call – Bruce Parsons called the meeting to order at 11:03am.

Members Present: Bruce Parsons and Sandra Brodeur

Others Present:

PHA Executive Director

PHA Business Manager

Recording Secretary

Director of Community Development/Town Planner

Public

Kathy Carter

Sarah Schoppe

April Lamothe

Jana Roberson

Lisa Arends

2) Reading and Approval of Minutes (1/21/2020): Tabled until next meeting due to lack of quorum.

3) Election of Officers: Tabled until next meeting due to lack of quorum.

4) 2022 Meeting Dates: Tabled until next meeting due to lack of quorum.

5) Discussion on status of Tiffany St and Front St regarding clean up: No update.

6) Community Center: Bruce Parsons is not aware of the status of the Community Center in regards if the Town had purchased the building or not. The building has a new roof, but fencing and/or plants still need to be added to keep people off the roof. Sandra Brodeur mentioned that the school was looking to hold a program there.

While waiting for Jana Roberson's presentation, Bruce Parson and Sandra Brodeur gave Lisa Arends a brief history of the Housing Authority since she is interested in joining. The Housing Authority has 11 units under their oversight at this time.

7) Affordable Housing: Jana Roberson gave a presentation about affordable housing. In 2017, the legislature created a funded mandate to create plans for affordable housing. The Town developed a communication strategy with the goal to provide education on housing and receive feedback. Modules were posted online on the Town website and covered topics like: *Is My Housing Affordable?*, *Why is Housing So Expensive?*, *What Does Affordable Housing Look Like?*, *How Can Housing Be More Sustainable and Affordable?*, and *Public Feedback Survey*. Jana Roberson told the commission that if a person spends more than 30% of their income on housing costs (rent, mortgage, necessary utilities, etc.), then they are cost burdened for housing. About 40% of households in Brooklyn are cost burdened for housing. She also mentioned that the housing market is still highly inflated and many people are priced out of the housing market. The affordable housing plan will be a chapter in the Plan of Conservation and Development.

Bruce Parsons asked if Planning and Zoning approved cluster subdivisions. Jana Roberson replied yes, they approved of cluster subdivisions, also known as conservation subdivisions. She also mentioned that the golf course has been purchased and plans are to develop it as a conservation subdivision. Duplexes are currently not allowed in conservation subdivisions due to space concerns with between septic systems and wells.

Sandra Brodeur and Bruce Parsons mentioned that Affordable Housing looks for areas with public sewer and water. Jana Roberson commented that there is plenty of land that qualifies, but parcels may have to be consolidated. Also transit service areas is another component point for affordable housing. Bruce Parsons asked about the capacity of the sewer lines to the Killingly Water Treatment Plant. Jana Roberson replied that the Town is approved for a certain capacity, but the Town is currently not near the limit. Sandra Brodeur mentioned that part of ARPA funds is infrastructure, which could be used on water lines. She mentioned this might be the time to upgrade while the money is available.

Bruce Parson mentioned the affordable housing subdivision on Erin Dr and Kathleen Dr, where the owners do not own the land, just house. There is a deed restriction for 100 years that the owner must have a qualifying income to purchase a house and they are only able to make a limited profit on selling the house in order to keep the housing affordable. Jana Roberson mentioned that Kathleen Dr might be used as a regional example of affordable housing due to deed restricted houses and non-deed restricted houses can not be told apart.

- 8) Public Comment:** Lisa Arends asked if the Town needs to have 10% Affordable Housing. Bruce Parsons replied yes. Lisa Arends then asked what the group is planning working on next. Sandra Brodeur replied that it is hard to decide because they need a quorum to decide anything.
- 9) Adjournment:** The meeting adjourned at 12:12pm.

Respectfully submitted,
April Lamothe
Recording Secretary