



## **ESSEX PLANNING COMMISSION Ad-Hoc Committee on Housing Options**

**REGULAR MEETING  
Tuesday, April 10, 2018  
5:00 p.m.  
Essex Town Hall – Meeting Room A**

### **DRAFT MINUTES**

Alan Kerr, Chairman of Planning Commission  
Jane Siris, Planning Commission  
Dawn Boulanger, Essex Housing Authority  
Loretta McCluskey, HOPE Partnership  
Maureen O'Grady, Realtor  
Peter Decker, Finance

#### **1. Call to Order and Seating of Members**

Chairman Alan Kerr called the meeting to order at 5:07 p.m. In attendance were Members Alan Kerr, Jane Siris, Dawn Boulanger and Loretta McCluskey. Maureen O'Grady and Peter Decker were not present at the meeting.

#### **2. Minutes of January 9, 2018 Meeting**

No corrections were made.

**Motion to approve** the minutes from the January meeting by Jane Siris, **seconded** by Loretta McCluskey. **Motion carried unanimously.**

#### **3. Presentation and Discussion with Sean Ghio and Kayleigh Pratt, Partnership for Strong Communities**

Ms. Pratt first presented on behalf of their organization. (Mr. Ghio joined the meeting a little late). She handed out Housing Data Profiles that her organization prepared, which demonstrates the population, age, race, household income, housing costs, etc. in Essex. These numbers will aid in helping the commission compare the town of Essex to other towns in the state and country. Mr. Ghio thinks that for this town, it would be suitable for the commission to follow the affordable housing model already in place for Salisbury or New Canaan. He also thinks that it is important for our town to have conversations with those towns regarding property location. There are ways to

be creative with affordable housing in smaller towns (such as renovating old businesses, old houses, etc.) rather than relying on traditional apartment buildings or condominiums to serve this purpose.

Mr. Ghio and Ms. Pratt found that the average yearly income level in Essex is about \$16,000 over the average in Connecticut. They also found that Connecticut as a whole and specifically Essex have a high percentage of millennials that still live in their parent's household because there are not many affordable opportunities offered in this area. They calculated that a person would need to make at least \$26.29 per hour in order to afford a two-bedroom home in Essex.

Mr. Ghio explained what incentive housing zones are and how the state has a pool of money set aside to put toward units in order for this housing to be developed.

Mr. Ghio and Ms. Pratt will talk to their developer and other connections they have in regard to working with the Planning Commission on starting up a plan for affordable housing in the town.

#### 4. Charge of Ad-Hoc Committee and Discussion of Scope of Work

Mr. Kerr gave a synopsis to Mr. Ghio and Ms. Pratt on what the mission of this ad-hoc committee is. Ms. Boulanger and Ms. McCluskey both took a little time to explain the other affordable housing projects in this area that have either been completed or are in the works.

Ms. Siris mentioned that she will ask a friend of hers who is a local developer to attend the next scheduled meeting.

#### 5. Other Business

None.

#### 6. Adjournment

The next scheduled meeting is May 8, 2018.

**Motion to adjourn** made by Jane Siris, **seconded** by Dawn Boulanger. **Motion carried unanimously.** Meeting was adjourned at 6:31 pm.

Respectfully submitted,

Shannon DeLorso  
Recording Secretary

RECEIVED FOR RECORD  
09/16 2018 at 1:25 P.M.  
Jennie M. Royle  
ESSEX, CT - ASSIST. TOWN CLERK