

Commission on Connecticut's Development and Future

Regular Commission Meeting

Monday, August 1, 2022

3:00 PM – 4:30 PM

Meeting held in Room 1E of Legislative Office Building or Virtual Via Zoom

In attendance: Martin Heft, Donna Hamzy, Ben Wenograd, Elizabeth Gara, Rep. McCarthy Vahey, David Barkin, Senator Tony Hwang, Joseph Zullo, Sen. Christine Cohen, Rick Lopes, Timothy Hollister, Alexandra Dom, Jennifer Perry, Randy Pincus, Steve Kleppin, David Elder, Rep. Quentin Williams

I. Call to Order

The meeting was called to order at 3:02pm by Martin Heft

II. Attendance

Clerk William Cromwell called the attendance

III. Approval of June 6, 2022, minutes

Motion to approval of David Barkin. Second by Donna Hamzy. Voice vote- motion passed. Martin heft abstained from voting.

IV. Working Group Reports

a. Detailed Reports

i. Model Code

David Barkin reported that the group has met three times since the last Commission meeting to hear presentations on form-based codes and LEED for Neighborhood Development, the group has held organizational meetings on their sub-Working Groups (Site and Buildings, Implementation, and Streets). These sub-Working Groups have begun to develop initial recommendations for the full Working Group to consider. The Group has requested and received information from the Office of Legislative Research. Model Code group would like to have a discussion with the Commission on how their work intersects with the state's Plan of Conservation and Development. Rep. Zullo noted that this is a herculean task, and they want to produce something that is meaningful. They would likely to find resources to bring in third-party help. Heft noted that the next POCD will take into consideration the recommendations of this group, but that is a topic for future discussion. Next work group meetings are 9/9 and 9/30.

ii. Municipal Affordable Housing Plans

Timothy Hollister reports that group has started drafting their report based the outline that was previously circulated. Approximately 100 towns have filed their plans and another 50-55 have asked OPM for an extension. The group is reviewing the submitted plans to identify what can be used as good templates for future plans, and what they may want to avoid. Goal is to make sure this

report is different and builds on recent events including the changes to 8-2 from 2021. This will be a report that takes a balanced approach to affordable housing and recognizes that one size does not fit all CT communities. There will be a menu, with the goal of establishing recommendations suitable for individual municipalities. Group hopes to have first internal draft by mid- September. Heft noted that OPM has reached out to all the towns that have not yet communicated on the 8-30j plans. He asked if the Working Group has looked at the regional Affordable Housing plans that the COGs developed. Mr. Hollister said yes but noted that there are fears that the regional plans can create gaps or paper over issues. And these need to be confirmed on the local level.

b. Summary Reports

i. State and Municipal Reporting

Rep. McCarthy Vahey reported that the Group met in July to begin looking at what other states do in creating and developing their planning process. Group members are reaching out to other states to gather information. The group has talked to towns and COGs about the work they do. They are not yet at the drafting stage but do hope to soon be able to begin getting recommendations.

ii. Consolidated Housing Plan

Rep. Williams reported that the group has met four times and have assembled a draft set of recommendations covering six major subject areas (Incorporating Housing Needs Assessments, Tailoring Plan to Communities, Identifying Opportunities for Preservation and Rehabilitation, Address Housing Quality and Health Homes, Expand Evaluation of Prior Performance, and Non-Funding Housing Strategies). Note that these areas may change over the coming months. The group is continuing to meet to discuss and refine their recommendations. This includes ongoing conversations about the scope of these recommendations and the best vehicle for larger coordinated state housing policy planning. The group last met on July 12. They will meet next on September 15.

iii. Sewerage

Donna Hamzy reported that group has been doing fact finding about what currently happens with water and sewer infrastructure with the help of DEEP and DPH. The working group is working on initial recommendations based on the agency's feedback. Updates to be discussed at September meeting.

V. Business

CCDF Interim report due in July was filed and has been distributed to Commission members. Martin Heft presented a timeline for the group's work recognizing that the final report is due January 1, 2024. (Working group recommendations – December 2022, Review recommendations – July 1, 2023, Draft Report – September 1, 2023, Final Report – January 1, 2024). Any legislative proposals for the 2023 session due by December meeting. Next commission meeting is October 3, 2022.

VI. Public Comment

No public comment.

VII. Adjournment

Martin Heft thanked everyone. David Barkin moved; Betsy Gara seconded. The meeting was adjourned at 3:31pm.