

**MADISON AD HOC AFFORDABLE HOUSING PLAN ADVISORY COMMITTEE**  
**MEETING MINUTES (Subject to Approval)**  
January 07, 2022

A meeting of the Ad Hoc Affordable Housing Plan Advisory Committee was conducted Friday, January 07, at 8:30 a.m., remotely, using Zoom Video conferencing. The public was invited to participate remotely by joining the meeting through a Zoom webinar link. Log-in details were posted to the Town of Madison website (<https://www.madisonct.org/>), prior to the meeting.

**MEMBERS PRESENT:**

Sarah Mervine, Andrea Aron, Chad Greenlee, Mathew Keller, Peter Roos, Wendy O’Berg, Mathew Keller

**OTHERS PRESENT:**

Heather Noblin, Erin Mannix, John Guskowski, Al Goldberg, Rachael Burstein, Erin Duques

**NOT PRESENT:**Cristal Depietro

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**1) Call Meeting to Order**

- a) The meeting of the Ad Hoc Affordable Housing Plan Advisory Committee was called to order at approximately 8:30 a.m. by Sarah Mervine.

**2) Approval of minutes 12/17/21**

- a) Heather to write minutes, minutes to be approved at next meeting

**3) Committee Schedule**

- a) Meeting schedule is posted to town website, will meet every other week starting Friday January 07

**4) Basic Population & Housing Profile for Madison- Rachael Burstein**

**(2018 Census Data), does not account for COVID-19**

- a) Current and project population
  - i) Population is expected to decrease 7%
  - ii) Data/numbers presented to the public needs to be consistent
  - iii) Median Age (48)
- b) Housing situation
  - i) 93% is single family homes, 73% owner occupied
  - ii) Median rent \$1,478, median home price \$428,600
- c) Affordable housing
  - i) 18% severely house burdened, 28% moderately house burdened
    - (1) How do define “Rent Burdened” in Madison

- d) Next steps
    - i) Community Survey
      - (1) John shares previous community survey conducted for other municipalities
        - (a) Should we Include photos of housing typologies to clarify for residents in the 2nd survey?
        - (b) Can we distribute infographics to public to help clarify the situation
        - (c) Ask for email address to form a mailing group
- 5) 2 nd Survey**
- a) Matt presents the purpose of the second survey. This survey is meant to focus more on the qualitative response of Madison residents.
  - b) The state has not dictated a process for the housing plane
    - i) John to present (4 weeks) options based on Madison statistics and policies
  - c) Committee to provide comments on second survey by 01/14/22
- 6) SCROG meeting 1/14/22 at 1:00pm**
- 7) Next Steps/Action Items**
- a) John Guskowski/Rachael Burstein**
    - i) Additional 2020 Census Statistics
    - ii) Distribute Community Survey Sample
    - iii) Draft of Housing Plan Timeline
    - iv) Draft of Part 1 of housing plan (2 weeks)
  - b) Ad Hoc Committee**
    - i) Re-read SCROG survey
    - ii) Comment on 2nd Survey by 01/14/22
    - iii) Attend 01/14/22 SCROG Meeting
    - iv) Discuss social media content at next meeting
  - c) Ad Hoc Survey Group**
    - i) Finalize survey by 01/21/22 meeting (2 weeks)
  - d) Erin Mannix**
    - i) to present additional zoning regulations at 01/21/22 meeting (2 weeks)
- 8) Adjourn - 9:40**

