

**LCI Board Meeting Minutes**  
**May 26, 2021 (Via Zoom)**

**PRESENT:** Seth Poole, Hon. Delphin Clyburn, Timothy Yolen, Neil Currie, Nadine Horton, Arlevia Samuel (Acting Executive Director), Evan Trachten (staff )

**Absent:** Hon. Ernie Santiago, Patricia Brett

**Meeting called to order at 6:02 P.M.**

**Review of LCI Board meeting minutes from February 24, 2021 Regular Meeting. A motion to approve was made by Alder Clyburn, seconded by Nadine Horton; Approved (Tim Yolen abstained).**

## **New Business**

### **LCI Bylaws**

Evan told the Board that Corporation Counsel has provided us with some language about remote attendance and quorum, Sections 7 and 8 of the Bylaws. Board members reviewed the language.

**Neil Currie made a motion to approve the item, seconded by Tim Yolen, Approved unanimously**

### **Discussion**

Aicha Woods, Director of the City Plan Department presented information about Accessory Dwelling Units (ADU's). It is currently before the BoA for review. This represents a collaboration with the Alders and City departments to approach the affordable housing issues in our City. The purpose and intent of this Zoning update is to create affordable housing choices and provide housing to the changing needs of families. Seniors need housing there is a housing gap, ADU's can fill this need. ADU's are compatible with the existing infrastructure. The development of ADU's can benefit local contractors. Minimum lot area is also proposed to be decreased to 4000 sq./ft.

Aicha told the Board about the different types of ADU's. There are many places for ADU's: basements and attics, additions, and stand-alone (subject to Build Code). Under the 1<sup>st</sup> phase of ADU implementation the structure must be owner occupied and the ADU must be within the existing envelope of the structure. Phase one is before the BoA now. City Plan is looking forward to a second phase as well as a third phase what involve further changes in the zoning code (non-owner occupied, design guidelines for stand alone, other regulations).

Large lot sizes have created barriers and excluded housing in certain zones. This is exclusionary zoning. Concerns about parking exist.

Aicha talked about the next steps, there will be a City Plan Commission Public Hearing June 9, 2021. Design guidelines are being developed. City Plan is working with CSA to make ADU's deeply affordable. Looking into funding to help residents develop ADU's. Also looking how to connect small contractors to the work.

Alder Clyburn asked about the size of the units. How large are ADU's when compare to the ones LCI Built on Winchester Avenue (owner units are 3-4 bedrooms and rental unit is 2 bedrooms)? Families need four or five bedroom units. Aicha said that in general ADU's are not that large. ADU's are smaller than the main building. A four bedroom apartment would likely be in the main structure, the size will be limited to 1200 sq./ft. for an ADU in Phase 1. This will preserve the scale of the neighborhood. Alder Clyburn asked if staff can look at how this strategy could support larger families? There is a great need for family housing. Residents who are in the 50-80% AMI need help too. Many people will need second mortgages if they own homes and want to participate in the development of ADU's. This would help build generational wealth.

Nadine Horton has concerns about removing the owner-occupancy requirement from ADU Phase-1. On site owners tend to better maintain properties and positively improve the neighborhood. Nadine wondered if moderate income residents would be able to access funds to create ADU's at their homes, can the City assist with funding? Aicha told the Board she is hopeful the City will find a way (if funding is available). Aicha hopes there is a way to facilitate access to financing for those who need it. If the State of CT mandates it, lenders will become more flexible.

Alder Clyburn asked about the small contractor involvement in ADU's. Aicha told the Board that at this scale, it would provide more opportunity because building ADU's are small jobs. This creates an opportunity because it is small scale development. Interior alterations, new windows, smaller budget project have less barriers for local contractors. Evan asked Seth what it might cost to develop a 600 sq./ft ADU addition? Seth estimated \$50,000-75,000 on the low end.

Seth asked how this could change what LCI Board does with sliver lots? Can people build on sliver lots? Do we change our policy and sell as buildable lots? Evan told the Board we will need to address these concerns. As a Board we need to look for opportunities to create additional assessed value. We can work with the BoA through amendments to LDA's. Evan shared that a sliver lot is only valued at 10% of market value when sold as non-buildable land. If we sell sliver lots and they are buildable their value increases ten-fold. We will have to discuss this further. Evan noted that currently, sliver lots count towards total lot area and that helps add additional units to existing properties. Under the current sliver lot rules, no structure is permitted on the sliver lot.

Parking is a concern with the ADU proposal. For example, in the Hill some streets can not support more vehicles. Can we prohibit on certain streets? Aicha told the Board the City is developing further guidelines. Aicha feels that land should go to people, housing, and green space, we should not prioritize utilization of land for parking. Some homes predate cars so there are challenges on some streets. Aicha is looking into solutions.

Alder Clyburn talked about helping people and families in the middle and we need 4 to 5 bedroom units.

The Board Thanked Aicha for her presentation.

**The Board decided to leave the PAD guidelines discussion for another meeting.**

**Evan told the Board Alder Clyburn wanted him to share information about 74 Shepard Street. LCI recently approved a sliver lot sale to this property owner. There was a housing code concern and Alder Clyburn emailed photos to Evan. Staff are working to resolve the Housing Code issue. Alder Clyburn would like to further discuss this matter at our next meeting. The LCI Board does not deal with enforcement matters.**

**A motion to adjourn was made by Nadine Horton, seconded by Neil Currie. All in favor, approved unanimously.**

**Adjourned at 7:02 P.M.**