

TOWN OF GRANBY
AFFORDABLE HOUSING PLAN COMMITTEE
February 24, 2022
MINUTES

PRESENT: Chris Chinni, Rose Mouning, Mark Neumann, Patricia Sansone, Anna Sogliuzzo; Abigail Kenyon, Director of Community Development and Sandra Yost, Director of Human Services

ABSENT: Monica Logan

C. Chinni called the meeting to order at 6:00 PM.

Presentation

The meeting was dedicated to a presentation by Donald J. Poland, PhD, AICP of Goman + York on Demographics, Housing and School District Enrollments. The presentation was designed to educate, inform and provide a deep understanding of Granby's demographics, housing stock and their relationship to school district enrollments. The report includes:

- Demographic analysis of Granby's population, including the 2020 Census of Population.
- An analysis of Granby's school district enrollments from 2008 to 2021, including a comparison to state and regional trends.
- An analysis of housing development in Granby compared to school district enrollments over the past two decades.
- Municipal Fiscal Impact Analysis of housing development, including Grand List Value, tax revenues and budget expenditures – both education expenditures and general government services.
- Findings and projections for future population trends, housing development and school district enrollments.

A detailed PowerPoint of the entire presentation can be found on the Affordable Housing Plan Committee page on the Town of Granby website. <https://www.granby-ct.gov/affordable-housing-plan-committee>

Question and Answer

Committee members posed the following questions to Dr. Poland:

- A. Sogliuzzo inquired about the effect of the COVID-19 pandemic on these predictions. In Dr. Poland's opinion there are other factors that are more impactful including low interest rates, millennials reaching peak purchasing age and the availability of more cash savings. Several studies have shown that the pandemic has caused a "baby bust" with fertility rates plummeting. This is attributed to the uncertainty of the effect of the pandemic and people's fear of entering the hospital.
- R. Mouning raised the issue of the aging population of Granby and if the needs have changed from single-family to multi-family homes. Empty nesters owning larger homes like those in Granby (4,500 sf) tend to downsize to smaller (2,500 sf) single-family detached homes rather than apartments. However, Dr. Poland believes the aging population of Granby would benefit from a rental option.
- M. Neumann commented that the Town may not have the option to choose the type of housing due to limited developable land. Dr. Poland explained that many if not all communities reach this condition referred to as "build out" when the only remaining land is active farms, conservation lands or wetlands. Intentional changes in zoning to allow certain areas that were originally single-family residential to transition into multi-family residential can provide more housing opportunities. Changes in density and thinking

vertically about land surface can still allow for housing development. In some places, it's easier for that change to occur and that may not be a viable option for Granby.

- C. Chinni asked for clarification on the type of unit used in the hypothetical development proposal for the Kearns School property. Dr. Poland explained that the point of the hypothetical was to get a ballpark estimate of the fiscal impact of a 100-unit development on the property. Details such as the type of unit, number of buildings etc. were not analyzed.

Next Meeting

The next meeting of the committee is scheduled for Thursday, March 24, 2022 at 5:00 p.m. in the Town Hall Meeting Room. At that time the committee will take public comment on the draft of the Affordable Housing Plan.

Adjournment

On a MOTION by A. Sogliuzzo, seconded by R. Mouning, the committee voted (4-0-0) to adjourn the meeting at 7:17 p.m. (P. Sansone left the meeting prior to the adjournment.)

Respectfully submitted,

Betsy Mazzotta
Recording Secretary