

**North Stonington Affordable Housing Committee  
Regular Meeting  
Via Zoom  
April 29, 2020**

**Approved Minutes**

**Chairman Margaret Leonard called the Regular Meeting of the NSAHC to order at 6:06 pm.**

Members present: Margaret Leonard, Brian Rathbun, Patrick Colgan, Paul Buehler, and Will Mason

Members absent: Laura Degoursey

Guests: Steve Colgan and Juliet Hodge, PDZO

**Public Comments:** There were no public comments.

**Approval of minutes:** The minutes of the 2/12/20 Regular Meeting and 5/30/2019 Workshop were accepted as written”

**Additions to the Agenda:** A motion was made and seconded (M. Leonard/P. Buehler) to amend the agenda to add recap of Housing Meeting (Ledyard) under New Business. Motion Passed 5-0-0

**New Business:**

**Ledyard Housing Meeting Re-cap:** M. Leonard discussed the SECHA presentation and round table titled "Affordable Housing in your Community: Making it work" she had attended in Ledyard in February.

**2019 Housing Plan update, Goals and Housing Plan Grant application:** J. Hodge updated the Committee members on the progress of the draft plan. She stated that the BOS had voted to allow her to proceed with applying for the DOH Technical Assistance Grant for drafting the Housing Plan. She explained that this plan must be in place for the Town to be eligible for certain funding opportunities in the future. Hodge stated that the SCCOG planners will be hired to update the data for the plan, and to facilitate a few meetings with the Committee and interested public to finalize the goals and vision. The grant includes funding for printing.

The Committee discussed certain parts of the draft plan and asked questions of J. Hodge about the length of deed restrictions, and different options for residents to provide affordable units by deed restricting accessory apartments or participating in a tax abatement program in exchange for a deed restriction. Hodge stated that the Committee/Town must come up with a simple process to make these two easier for residents to participate.

Hodge suggested that the Committee members take some time to think about the goals, ways to overcome barriers caused by misinformation, and where they would be comfortable with new housing developments. Members suggested asking the developer who had once proposed an affordable housing project on the vacant parcels adjacent to Pollywogs, to move forward with the project. Other suggestions included a possible age-restricted project on the parcel next to Holly Green and Bellissimo Grande and to do a concept plan for a development that would look like Holly Green (style and layout) but be affordable

housing. J. Hodge suggested that there could be some recommended changes to the Zoning Regulations to permit multi-family housing in certain zones.

**Membership Changes:** M. Leonard reported that Mary Ann Ricker had submitted her letter of resignation, and Laura Degoursey was also planning to resign. The Committee will have to nominate a Secretary to replace Laura at their next meeting.

**Old Business:**

**Bylaws:** Committee discussed the benefits for having formal Bylaws. C. Berardi had drafted some Bylaws to initiate discussion before she resigned. The consensus of the Committee members was to proceed with drafting bylaws to bring clarity to the Committee's mission, process for adding members, size of the committee etc. The Committee members will review the draft and look at other bylaws in place for other Boards and Commissions to help guide them, and discuss again at the next meeting.

**Tax Abatement ordinance:** Committee members discussed the Ledyard Tax Abatement program and possible incentives to offer developers to build affordable housing. B. Rathbun offered to look into what other towns are doing to help make housing affordable –including programs that not include tax abatements. All agreed that some program such as the tax abatement in exchange for a deed restriction should be added as a goal in the Housing Plan.

**Housing Rehab Grant:** J. Hodge stated that the Housing Plan needed to be adopted prior to applying for the Small Cities Rehab Grant. She also mentioned that the Small Cities Grant can be used for a variety of projects, not just housing rehab. The grant requirements include the provision that a staff member become a certified grants manger. This involves a 2-day training. Hodge suggested that they apply next year.

**General Discussion/Announcements.** M. Leonard stated she would send a You Tube link to the Ledyard Housing Meeting for those who were not able to attend.

**Adjourn:** A motion was made and seconded (P. Buehler / W. Mason) to adjourn the meeting at 7:38pm. Motion Passed 5-0-0

*Submitted by Juliet Hodge, PDZO*

***Next regularly scheduled meeting will be held on May 27, 2020  
Location/Format TBD***