



Town of North Stonington
North Stonington Affordable Housing Committee
Regular Meeting, September 30, 2020 at 6:00pm
Via Zoom

APPROVED MINUTES

(Approved 11/25/20)

Chairman Margaret Leonard called the Regular Meeting of the NSAHC to order at 6:01pm.

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

Members absent: Laura Degoursey and Paul Buehler

Guests: Denise Hawk, Stephen Colgan

Staff: Juliet Hodge, PDZO

Public Comments: Denise Hawk introduced herself and stated that she would be interested in joining the Committee.

Additions to the Agenda: None

Approval of minutes: Motion made and seconded (W. Mason/ B. Rathbun) to approve the July 29, 2020 minutes with the following correction: Remove S. Colgan as an attendee. Motion passed 4-0-0.

J. Hodge to draft minutes for this meeting in P. Buehler's absence.

New Business

Discussion about new chairman and Committee goals:

M. Leonard stated that she was unable to continue as Chairman and suggested that W. Mason consider the position.

Motion made and seconded (B. Rathbun / W. Mason) to elect W. Mason to Chairman position. Motion passed 4-0-0.

With respect to Committee Goals, the Committee members present suggested the following possibilities:

Creating a "handbook" or "How to" guide for creating Affordable Housing on your property. Need to simplify the process and identify the barriers. J. Hodge suggested looking at the former regulation on Qualified Affordable Accessory Apartments as a starting point.

Actively promoting CHFA loans by creating an informational flyer or possibly doing another workshop or reposting the video of the "Lunch and Learn" event held prior.

(M. Leonard to share the link of the video from the past Lunch and Learn event)

Town could purchase a parcel and develop housing and then sell the whole development etc. Discussed possibly selling a portion of the Wintechog Hill property and use the money to purchase a more suitable parcel. (W. mason and J. Hodge to look into this further). Could use the Wintechog Hill design on another parcel.

Create a new neighborhood of smaller houses – like Cedar Ridge – somewhere.

B. Rathbun suggested that we contact known developers who may be willing to build affordable housing.

Old Business:

Housing Grant Update and scope of work with SCCOG: J. Hodge informed the Committee that they had been awarded the Planning Grant to finish the Housing Plan. She has provided Amanda Kennedy from the SCCOG a copy of the existing draft of the plan and is waiting for her to provide a scope of work.

Affordability Calculator: Last month, Committee members discussed creating an on-line tool that would allow residents to determine whether they would qualify for the program. W. Mason and M. Leonard will continue to work on this. J. Hodge was asked to resend W. Mason the formula for calculating maximum sales price for a qualified affordable home per the Affordability Plan.

Bylaw Revisions: The Committee members discussed having a workshop to specifically focus on the By-laws so that they would be ready for adoption at the November town Meeting. The consensus was to set up a Special Meeting for Oct. 15 to have the workshop. J. Hodge will schedule this on Zoom and reach out to P. Buehler.

Tax abatement ordinance: B. Rathbun stated that he had not received any additional information about this. J. Hodge stated that this could be discussed with Amanda Kennedy when they meet with her.

General Discussion/Announcements: Committee decided to recommend that Denise Hawk be appointed to the NSAHC and will send a letter to the BOS.

Adjourn: Motion made and seconded (P. Colgan/ B. Rathbun) to adjourn the meeting at 6:54pm. Motion passed 4-0-0.

Submitted by Juliet Hodge, PDZO

**Next regularly scheduled meeting will be held on October 29, 2020
Via Zoom**