

North Stonington Affordable Housing Committee
Special Meeting
Via Zoom
December 30, 2020
5:30 p.m.

Draft Minutes

Chairman Will Mason called the Special Meeting of the NSAHC to order at 5:37 pm.

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

Members absent: None

Staff Present: Juliet Hodge, Planning, Development and Zoning Official

Public Comments: None.

Approval of minutes: The minutes of the 11/25/20 Regular Meeting were accepted as written.

New Business:

1. FYE 2021 and FYE 2022 Budget discussion and Vote

J. Hodge reviewed the FYE 2021 budget and reported that \$500 have not yet been used. She explained the new structure of the budget whereby some of the line items such as office expense and attorney fees are shared between all Land Use Commissions. There is an additional line in the budget specifically for NSAHC specific initiatives like events, equipment and supplies, and using professionals to help with projects. Print costs and mailing costs are covered under the Land Use Office Expense line. M. Leonard explained that the \$500 allocated for FYE 2021 must be used, and any items purchased must be delivered by June 30, 2021. In terms of the FYE 2022 budget, the Committee discussed potential initiatives and events for which the proposed budget will be used.

B. Rathbun asked whether the grant money the Committee received previously could be used for anything and J. Hodge explained that it was specifically granted for the completion of the required Housing Plan. B. Rathbun asked about doing a mailer to gather information from residents to determine how many might already qualify under the Affordable Housing Act. M. Leonard and J. Hodge mentioned it would cost \$1,000 to \$1,300.

W. Mason opened a discussion about possible ideas for the budget. The ideas discussed included:

- Conducting the survey B. Rathbun suggested electronically with a link promoted in the Quarterly and online.
- Hosting a round table with people from the Department of Housing, USDA, realtors, and passive home developers to get ideas for creative ways to increase our percentage of Qualified Affordable Units in North Stonington and in doing so, attract new residents from nearby areas.
- Freedom of Information Act training/workshop (town budget will take care of this)
- J. Hodge mentioned that POCD is about to be done, so this is a planning year for the NSAHC. She suggested the Committee consider conducting a Housing Needs Assessment survey as the last one was done in 2008. D. Hawk asked about the survey that was previously done. M. Leonard shared that the survey gathered information about demographics, type of housing

residents lived in vs. what they needed, and whether their housing was affordable to them. The last survey highlighted the need for affordable housing for young adult children of residents who wanted to remain in town as well as a need for seniors wanting to downsize.

- Creating flyers for this year's NOSTO Fest.
- Hosting 6 Educational Events for developers, realtors, people interested in living here, and current residents.
- Committee suggested using funds to dig test pits on Town-owned parcels being considered for Affordable Housing to determine their suitability.
- NSAHC anticipates needing \$1,300 from the general budget request for printed materials and postage – includes printing flyers and any maps of areas we are considering for development.

After the discussion of ideas, the Committee members proposed a budget request of \$1,500 for FYE2022:

- Educational Events (6) - \$900
- Mapping & Rendering - \$600

A motion was made and seconded (Margaret Leonard/ Denise Hawk) to submit the budget at \$1,500. Motion Passed 4-0-1 with Brian Rathbun abstaining.

Old Business:

1. **Housing Plan:** J. Hodge updated the Committee on the progress being made on the 2020 Housing Plan. Amanda Kennedy from SCCOG was almost done with reviewing the draft. She will meet with the Committee via Zoom to talk about goals.

General Comments: None.

Adjourn: *A motion was made and seconded (Patrick Colgan/Brian Rathbun) to adjourn the meeting at 6:30 pm. Motion Passed 5:0*

Next regularly scheduled meeting will be held on January 27, 2021 at 5:30PM Via Zoom

Submitted by Denise Hawk, Secretary