

North Stonington Affordable Housing Committee

Special Meeting

Zoom Meeting

April 14, 2021

5:30 p.m.

Draft Minutes

Chairman Will Mason called the Special Meeting of the NSAHC to order at 5:36 pm.

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

Members absent: Patrick Colgan

Guests: Amanda Kennedy

Staff Present: Juliet Hodge, Planning Development and Zoning Official

Public Comments: None

Old Business:

- Housing Plan: A. Kennedy reviewed the goals, completed actions, and new/continuing actions from the Housing Plan. The committee members discussed and agreed on any updates to these actions. A. Kennedy and J. Hodge provided clarification as needed on various zoning regulations and Affordable Housing statutes and policies. Some actions discussed include:
 - Supporting KNSA's efforts
 - Creating a blue-print (how-to manual) for residents interesting in building affordable housing on their property and provide support throughout the process
 - Identifying health and building code barriers to building alternative housing and advocate for making changes.
 - Actively promoting the CFHA & USDA loan opportunities for first-time homebuyers (and possibly second mortgage loans)
 - Discuss the possibility of adopting regulations to allow multi-family housing in certain areas of town (could be overlay areas to really pinpoint suitable locations) in exchange for a significant portion of deed restricted units. Developers could also have the option of paying a fee-in-lieu of deed restriction, and the funds would be placed in a designated housing fund.

New Business:

- Informational Flyer: W. Mason updated the committee regarding his meeting with the Economic Development Committee about the informational flyer for realtors. The committee discussed and agreed upon what information should be included in the flyer. The flyer will include information regarding the CHFA loan program including the 2nd mortgage program and the USDA loan program. Local businesses will be able to purchase advertising space within the flyer. The flyer will also include town information that would be helpful for new home owners such as how to dispose of trash and recycling and what recreational activities are available. B. Rathbun asked about including information about accessory apartments including the formula used to determine income eligibility for affordable housing. The committee agreed that this information would be best suited for the North Stonington Quarterly. The committee also discussed ways to make deed restricting an accessory apartment opportunity easy and appealing to the public.

Adjourn: A motion was made and seconded (M. Leonard/D. Hawk) to adjourn the meeting at 7:05 pm. Motion Passed.

Next regularly scheduled meeting will be held on Wednesday, April 28, 2021 at 5:30 p.m. via Zoom.

Submitted by Denise Hawk, Secretary