

Town of North Canaan  
Affordable Housing Steering Committee  
December 14, 2021 via Zoom technology

Present: Jocelyn Ayr, Selectman Charlie Perotti, Ashleigh Bergenty, Marybeth Warback, Will Perotti, Mike Pallone

The meeting began at 5:30 pm. There was a discussion regarding the number of vacancies at Station Place and that the new numbers bring the town down under the states recommended 10%. This is up to the Selectmen to submit this to the State Housing. Right now we will take it under advisement. The only difference is if any town is under the total for affordable (state defined) housing units, technically a developer or a non-profit can come in so long as they meet health and safety requirements, can override the town's zoning regulations and there is no recourse of the town. There is room at Wangum to expand. Discussion ensued on certain affordable housing paying taxes – for example Habitat for Humanity housing. Selectman Perotti will check with the town assessor how those are handled.

Finalize housing needs survey:

There was a discussion regarding the ambiguity of some of the questions as it is human nature to say yes they pay too much or no it is not affordable. Rephrasing to my rent/mortgage costs more than 30% of my household income. Other questions changed – happy with housing situation, owning a multifamily home. Use the word challenge vs barrier. Question of personal information at the end of the survey vs the beginning of the survey.

The committee stated hopefully get this out beginning of the year – can go on town website, promote it in the newspapers, hopefully leave some paper ones in town, put on Facebook – northwest corner chatter, perhaps a school email blast and the vaccine/booster clinic here Jan. 8. Should get it out as much as possible and hopefully not many paper ones as it is more manual work to collect the information. There was a suggestion to do a QR code paper – Selectman Perotti will check into it.

Next meeting January 11 – see how many responses at that point – see about getting it out more? Start planning for a first community forum about the housing plan.

Jocelyn is leaving COG at end of month so she will have a new email address. She will still be working with the towns.

Respectfully submitted,

Ayrslea A Odell

Recording Secretary