Town of North Canaan
Housing Plan Steering Committee
November 9, 2021, 5:30pm via zoom

Present: Jocelyn Ayer, Selectman Charles Perotti, Dalton Jacquier, Will Perotti, Mike Pallone, Ashleigh Bergenty

Jocelyn opened the meeting at 5:30pm

Jocelyn shared publicly available data. She stated the committee will need to pick what issues to focus on. She would like to know what information (from the data) surprises the committee, what is most important are there any other points you would like to see.

There was a discussion regarding the diversity of the housing options (single family dwelling vs others. 67% in North Canaan is single family dwellings.

A suggestion was made that in the plan maybe it could be encouraged to have new units have ½ the current bedroom size.

There is currently listed an 18% vacant dwelling percentage in North Canaan. Committee believes this is high. That would put it at about 174 vacancies.

Discussion ensued regarding housing cost burden and people paying more than 30% of their income on housing which is not affordable according to the State. North Canaan median income is listed at $62,432.00 the county is $78,314. 229 households are paying more than 50% of their income on housing costs.

Currently Station Place is listed twice on the State information. Charlie Perotti will contact Station Place to find out what the wait list is for availability. There’s a new project manager there.

Ashleigh stated it is difficult to get section VIII vouchers – there is a long wait list.

Jocelyn will send the slides to the committee.

Will Perotti asked about private rentals if there’s only 3 main buildings recognized as low income/affordable. Is this on purpose? 1/4ly reports are audited by CHFA to oversee low income housing.

Is there any way to send out a survey to landlords and have them fill out to see what % is affordable? Discussion ensued.

Need to focus on the plan so that grants can be applied for to help with affordable housing. Discussion of how Norfolk handled their housing situations.

There were a few questions regarding the survey – most seem applicable. Suggestion to add do you know or own other vacant house/unit.

More suggestions will be sent.
Jocelyn stated that every town results are different. If you can get questions into Jocelyn we can review at our next meeting. The goal next meeting is to finalize the questions in the survey and figure out how and when we are going to get it out so that we can get started quickly.

Next meeting is December 14, 2022 at 5:30

Respectfully submitted,

Ayrsla A Odell

Recording Secretary