

Affordable Housing Plan Committee

Special Meeting

August 26, 2021 - 6:30 PM

This meeting was held in person at Town Hall, Conference Room, and via Zoom and is available as a recording.

<https://us02web.zoom.us/j/85308684134>

Meeting ID: 853 0868 4134

Phone 1-929-205-6099

Present: Bob Valentine, First Selectman; Cindy Barrett, Planning & Zoning Commission; Todd Carusillo, Economic Development Commission; Bill Commerford, Economic Development Commission.

Present via ZOOM: Jocelyn Ayer, NHCOC (Northwest Hills Council of Governments); Mark Harris, Selectman; Martin Connor, Town Planner; Josephine Jones, Goshen Housing Trust; and Chris Sanders, Goshen Housing Trust and Economic Development Commission.

Others attending via ZOOM: Audrey Blondin and Peter Kujawski.

1. CALL TO ORDER: Meeting was called to order by Bob Valentine at 6:33 PM.

2. REVIEW RESULTS OF AFFORDABLE HOUSING PLAN GOALS AND STRATEGIES PUBLIC FORUM:

Jocelyn Ayer, NHCOC (Northwest Hills Council of Governments), shared her screen with the results of the 16 polling questions that were asked during the *Affordable Housing Plan Goals and Strategies Public Forum* that was held both in person in the Goshen Town Hall conference room and on ZOOM, on Monday, August 2, 2021, at 7 PM.

Members had received these results for review and after reviewing the questions and answers from participants, Jocelyn stated that based on the feedback from this forum, she further revised the draft of the plan for the committee to review. Questions that were asked included the following and discussion was had by members:

1. How many Goshen households report paying more than 30% of their income on housing costs? ☐ 27 ☒ 78 ☐ 174 ☐ 341
2. How much did median sales prices increase in last 5 years (2016-2020)? ☐ \$13,000 ☐ \$24,000 ☒ \$52,000 ☐ \$133,000

PAGE 2-AFFORDABLE HOUSING PLAN COMMITTEE 08/26/2021

3. Do you support these 4 overarching goals for the Housing Plan? ☐ Yes- 27 ☐ No-5 ☐ Not sure- 5
4. Do you support the unit goal of 25 new housing units over the next 5 years? ☐ Yes- 29 ☐ No, I think it should be higher- 0 ☐ No, I think it should be lower- 4
5. Would you support the Town and/or the Goshen Housing Trust seeking funding to purchase existing single family homes and renovate them as needed for sale to income eligible buyers? ☐ Yes- 31 ☐ No-1 ☐ Not sure -5
6. Would you support creating a town funded community revolving loan fund for down payment assistance? ☐ Yes -17, No-13 ☐ Not sure, need more information -8
7. Would you support allowing two-family or duplex homes where soils/septic capacity allows? ☐ Yes- 24 ☐ No-6 ☐ Not sure, need more information -8
8. Would you support allowing townhouse style (up to 4 units attached) homes in areas that can accommodate well and septic? ☐ Yes-22 ☐ No-8 ☐ Not sure -7
9. Would you support allowing the conversion of existing larger homes to 2-4 units? ☐ Yes- 20 ☐ No-8 ☐ Not sure -6
10. Would you support changing the zoning to allow a 2-acre minimum lot size in areas currently zoned to allow a 5-acre minimum lot size? (Except in aquifer protection area.) ☐ Yes-24 ☐ No-11 ☐ Not sure -4
11. Would you support allowing up to 2 accessory apartments (one attached and one detached)? ☐ Yes- 17, No-11, Not sure -8
12. Would you support removing the requirement that either the primary home or the apartment be occupied by the property owner? ☐ Yes-9, No-20, Not sure-8
13. Do you support the renovation and preservation of affordable rental units by the Goshen Housing Trust at the Village Marketplace? ☐ Yes- 31 ☐ No-2 ☐ Not sure -4
14. Would you support the Planning & Zoning Commission working to identify other areas in town where multi-family housing could be allowed under the town's zoning regulations? ☐ Yes- 26 ☐ No-8 ☐ Not sure- 4

PAGE 3-AFFORDABLE HOUSING PLAN COMMITTEE 08/26/2021

15. Would you support the Town establishing a housing rehabilitation program that provides funding and technical assistance for accessibility modifications or other needed upgrades for income eligible homeowners? ☒ Yes- 32 ☒ No-0 ☒ Not sure- 6

16. Would you support changes to the ordinance that created the Land Acquisition Fund that would allow local non-profits to make proposals to the Board of Selectmen for use of existing funds to acquire land or buildings to create housing options? ☒ Yes -21 ☒ No-10 ☒ Not sure -7

Bob reminded the committee that once the committee has completed the draft of the Goshen affordable housing plan, the draft plan will be available for residents to look at, it will then go before the Goshen Board of Selectmen for adoption, and then it will go before to the Planning and Zoning Commission to be asked for their consideration in using it in the Plan of Conservation and Development (POCD) having been adopted by the Board of Selectmen as the plan for the town of Goshen. Bob stated that residents will be able to read the plan and suggested as he has done in the past, to subscribe to news and announcements via the goshenct.gov, and a draft of the plan is on the website and the next revision will be posted as well.

3. DRAFT HOUSING PLAN-REVIEW: Based on the results of the polling, Jocelyn shared her screen with the preliminary 16 page draft of the “*Goshen Housing Plan 2022-2027*” that she had prepared for the Affordable Housing Plan Committee to review and members had been sent this for review before the meeting. She explained that the plan contains I. Introduction, II. Housing Needs Assessment, III. Housing Goals and Strategies and IV. Appendix and new information had been added:

1. In part I. **Introduction**, which includes the question of “**What is affordable housing**”, Jocelyn noted new HUD data had been added from a listing of how many household in each town are below 80% of the area median income (AMI). She reported that new data has Goshen having 340 households with an income below 80% AMI. Goshen has 7 units of affordable housing on the State’s 2020 list.
2. In part II. **Housing Needs Assessment**, new US Census data showed that Goshen’s total population has increased by 6% over the last 10 years but the number of children has declined by 12%.
3. In part II., in regard to “**Limited Rental Housing Availability**”, Jocelyn reported that the August 2021 search on realtor.com showed four available rentals and Zillow showed one.
4. In part II., in regard to “**Access to Ownership**”, Jocelyn noted that in the last 7 months of 2021 there were 43 home sales with an average sales price of \$670,327.
5. Marty Connor suggested adding the town of Morris data to the table under “**Current Stock of Affordable Housing**” as it is a part of Region 6 and a footnote will be added to state the updated number of 17 affordable housing units for Goshen due to the Village Marketplace purchase by the Goshen Housing Trust for 2021.

Members were asked if they had questions and comments and Chris Sanders did have suggestions. Bob stated that any comments and questions from members can be sent to Jocelyn Ayer and that any comment or question from the public can be sent to him at 1stselectmen.goshenct.gov at any time. Jocelyn continued with III. Goals and Strategies, and discussion was had regarding accessory apartment regulations in regard to 2021 new State Legislation and the Land Acquisition Fund possible changes with short-term bridge loans to acquire land or buildings to create housing options or possible pre-development loan ideas. Jocelyn noted that “Resources for those who are at risk of becoming homeless” was added and Bob asked that the Goshen Good Neighbors be added to this part as well as the “Neighbors to Neighbors” program through the Berkshire Taconic Foundation.

4. ADJOURNMENT: IN A MOTION made by Chris Sanders, seconded by Todd Carusillo, it was voted to adjourn the meeting at 7:31 PM. Next meeting is September 9, 2021, 6:30 PM.

Respectfully submitted,

Cynthia A. Barrett
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Received 8/30/2021 1:05 PM M

Attest *Danice H. [Signature]*
Goshen Town Clerk

