

**Town of Warren
Housing Plan Steering Committee
Special Meeting**

**Monday, May 17th
7:00pm to 8:30pm**

Meeting held via Zoom

Members IN ATTENDANCE: Tim Angevine, Diane Engle, Roger Grace, Jack Travers, Missy Woodward, Victoria Sahadevan Fossland. Consultant in attendance: Jocelyn Ayer

MINUTES:

Tim Angevine welcomed residents to the forum and reviewed the agenda:

- What ***specific goals and strategies*** are being proposed to address Warren's housing needs?
- What does ***affordable housing look like*** in neighboring small towns?
- How do ***Warren's housing needs*** compare to those of neighboring towns in NWCT?
- What are the ***next steps*** in this Housing Plan development process?

Jocelyn then reviewed the remainder of the slides (attached) including:

- What is affordable housing
- What are Warren's housing needs?
- Proposed goals and strategies
- How do Warren's housing needs compare to neighboring towns?
- What are the next steps in the Housing Plan process?

Polling questions asked at the forum included:

1. How many Warren households report paying more than 30% of their income on housing costs?
2. How much did sales prices increase in last 5 years?
3. Do you support these 4 overarching goals?
4. Do you support the unit goal of 20 new housing units over the next 5 years?
5. Would you support allowing the conversion of existing larger homes to 2-4 units?
6. Would you support allowing duplexes on parcels that can meet septic and well requirements?
7. Would you support allowing up to 3 units attached on parcels that can meet septic and well requirements?
8. Up to 5 units attached?
9. Up to 10 units attached?
10. Would you support allowing up to 2 accessory apartments (one attached and one detached)?
11. Would you support allowing detached accessory apartments on lots less than 4 acres?
12. Would you support removing the requirement that either the primary home or the apartment be occupied by the property owner?
13. Would you support a town ordinance to allocate a portion of conveyance fees collected to be allocated to a town Affordable Housing fund?
14. Would you support creating a town funded community revolving loan fund for down payment assistance?

15. Would you support allowing WAHC or Habitat to build first-time homebuyer home(s) on town-owned property?
16. Would you support changes to section 20 of the town's zoning regulations which would allow up to 5 units per building in affordable housing projects rather than 4?
17. Would you support the town creating a housing rehabilitation program for income eligible households to make improvements?
18. Do you think the town should form a town Housing Committee to oversee implementation of this Housing Plan?
19. Would you be interested in volunteering on a town Housing Committee?
20. Would you be interested in volunteering on the non-profit Warren Affordable Housing Corporation board?

The meeting was then opened up for any questions or comments from attendees. One resident asked if there could be a tax break for adding an in-law apartment and dedicating it for affordable housing. Another resident commented that if the town did not do something about creating affordable housing they would be forced to by the State. Another resident said he was supportive of this effort and wanted to see these strategies get accomplished and quickly. Attendees were told they could call or email Tim Angevine or Missy Woodward at Town Hall if they had questions and/or were interested in volunteering for the Warren Affordable Housing Corporation or a possible new town housing committee that may be formed to implement the housing plan once it is finished and adopted.

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