

Cornwall Affordable Housing Committee Meeting Minutes 02

February 22, 2021

4:00 pm

Members attending:

Jill Cutler
Janet Carlson
Heather Dinneen
Margaret Cooley
Anna Timmel
Will Evans
Gordon Ridgway
Janell Mullen (planning consultant)



The meeting was called to order at 4:05 pm by Janell Mullen, planning consultant, to the Cornwall Affordable Housing Committee. Mullen provided a brief recap of recent legislation (8-30j) that requires that every municipality in the state adopt an Affordable Housing Plan, to be updated every five(5) years. She referenced the [State Guidelines](#), which suggests what a Housing Plan should contain.

Mullen continued by reviewing the slides containing demographic information, existing housing stock in Cornwall, and existing affordable housing. In brief:

- The population is expected to decline, while the overall portion of the older population is expected to expand
- Households with children and household size are expected to decline
- The majority of the housing units in Cornwall are single-family
- A large portion of the homes were built before 1940s
- Most homes have three or more bedrooms
- Average sale price in 2020 was greater than \$600,000
- There are limited houses for rent on a long-term basis

Mullen reviewed what the state has on record for Cornwall's Affordable Housing, which is approximately 3% of all housing stock. This can be located on the [Affordable Housing Appeals List](#).

Anna Timmel asked about the difference between 8-30g and 8-30j. Mullen explained that 8-30g is legislation that has been in place since the 1980's that makes municipalities with less than 10% affordable housing stock more vulnerable to affordable housing applications. Per state law, the Planning and Zoning Commission has the burden of proof when denying an application of this nature. Maggie Cooley added that developers are not coming to town with 8-30g proposals.

Mullen reviewed the Plan of Conservation and Development's housing goals. Provided that it was just adopted in 2020, she suggested that would be a good place for the working group to start.

The next meeting was scheduled for March 22nd at 4:00 pm.

In addition to the agendas and minutes being posted on the Town website, a webpage has been developed to contain all materials: <https://northwesthillscog.org/cornwall-housing-plan/>. The meeting adjourned at 4:56 pm.

Respectfully submitted in draft form by Janell Mullen, to be reviewed on 2/21 by the Committee.