ESTABLISHMENT OF AFFORDABLE HOUSING COMMISSION Annual Town Meeting December 8, 2023

Effective date: January 1, 2024

ORDINANCE FOR THE ESTABLISHMENT OF AN AFFORDABLE HOUSING COMMISSION

BE IT ORDAINED by the legal voters of the Town of Cornwall in meeting duly warned, noticed and assembled:

1. Establishment and Purpose.

Pursuant to Section 7-148(g) of the Connecticut General Statutes, an Affordable Housing Commission (hereinafter the "Commission") is hereby established to provide for, promote and encourage the development and continued availability of housing for the Town's low and moderate income persons and families (hereinafter referred to as "Affordable Housing") by bringing together public and private resources, developing recommendations for comprehensive housing policies and goals, and facilitating the accomplishment of those goals.

2. Duties.

The duties of the Commission shall be:

A. To advocate for the provision of Affordable Housing in the Town, to ensure an institutional commitment to the provision of Affordable Housing in the Town and to provide a forum for the discussion of housing issues;

B. To continue to analyze the Town's housing needs and refine the Town's understanding of those needs as they change and develop over time;

C. To recommend to the Board of Selectmen and the Planning and Zoning Commission housing policies and practices designed to encourage the development and continued availability of Affordable Housing for the people of Cornwall, including changes to zoning regulations and ordinances;

D. To weigh housing priorities and recommend immediate and long-range housing goals to the Board of Selectmen and nonprofit housing organizations operating in Cornwall;

To act as a "local sponsor" for nonprofit and private developers willing to develop housing in Cornwall. Examples of Commission roles include identifying available land, assisting with the Planning and Zoning process, recommending disbursements from the Cornwall Affordable Housing Fund (hereinafter the "Fund") for "seed money" (e.g., engineering or environmental studies), and fostering town-wide and neighborhood support;

E. To make recommendations to the Board of Selectmen for expenditures from the Fund for the purposes specified in the ordinance establishing the Fund;

F. To act as a clearinghouse for information concerning federal, state, municipal, and private sources of funding and programs for Affordable Housing and to make such information available to the Board of Selectmen and to potential developers (for-profit and nonprofit) of new, converted or rehabilitated housing;

G. To identify opportunities for grant financing, recommend them to the Board of Selectmen, and write grant applications; and

H. To submit an annual report to the Board of Selectmen of its activities in the above eight categories, including appropriate financial reporting.

The Commission may organize itself in such manner as its members may determine is best suited to carry out the Commission's duties.