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Justin Elicker, Mayor

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Michael Piscitelli
*Economic Development
Administrator*

Affordable Housing Commission

Wednesday, January 26, 2022, at 6:30 P.M.

Join Zoom Meeting

<https://newhavenct.zoom.us/j/93675299367?pwd=bytHenpTekQyOSStsZVBRandNeG5BQT09>

Meeting ID: 936 7529 9367

Password: ek64t8sm

+1 929 205 6099 US (New York)

Meeting ID: 936 7529 9367

Password: 18015459

Find your local number: <https://newhavenct.zoom.us/u/aeu0GsWV3p>

Join by Skype for Business

<https://newhavenct.zoom.us/skype/93675299367>

ATTENDANCE: Anika Lemar Singh, Serena Neal-Sanjuro, Rebecca Corbett, Ebony McCleave, Jaime Myers, Elias Estabrook, Claudette Kidd, Karen DuBois Walton, Honda Smith, Alberta Witherspoon

CITY STAFF: Arlevia Samuel (LCI), Aicha Woods (City Plan), Michael Piscitelli (Economic Development)

CALL TO ORDER: 6:35 pm

Presenter: David Fink, South Central Region Council of Government (SCRCOG)

Meeting Minutes

- **Updates:** Commissioners discussed the following items.
 - Affordable Housing Commission Calendar & Prospective Topics
 - Commissioners included the state's housing committee meetings for February and March of 2022, evictions, foreclosures, and ARPA fundings as priority topics for the first half of the year.
 - Short term rentals (Reviewed the following states and municipalities with short term rental taxes)
 - Short term rental taxes – Washington
 - <https://nextcity.org/urbanist-news/sacramento-city-council-votes-to-allow-fourplexes-in-single-family-zones>

- <https://www.seattletimes.com/seattle-news/politics/seattle-council-approves-tax-on-short-term-rentals/>
 - Short term rental taxes- 2020 Summary of states
 - <https://www.2ndaddress.com/research/short-term-rental-laws/>
 - Fall 2021 Recommendations and Report
 - The Commission will present its 2021 Fall Recommendations and Report to the Board of Alders on February 1, 2022.
 - Inclusionary Zoning
 - Passed by the Board of Alders with a vote of 25-1-1 : 1 dissenting and 1 abstaining
 - IZ will require new and significantly rehabbed apartment buildings citywide to set aside a certain percentage of units at rents affordable to tenants earning no more than 50 percent of the area median income (AMI).
 - IZ comes into effect after February 18, 2022.
 - ARPA Funding Proposal for Phase 3
 - Phase 3 proposes \$14 million dedicated to affordable housing
 - “The city’s “I’m Home” initiatives are expected to receive a funding allocation of roughly \$10 million; included in that cost analysis is supporting a fund to provide down payment and closing cost assistance for residents to acquire or develop single-family or two-family homes.”
 - New Haven Land Bank will receive \$4 million.
 - Various housing advocates petition for subsidies and innovative housing proposals, such as direct payout to renters, housing voucher assistance, and down payment assistance.

3. Discussion on SCRCOG's regional plan led by David Fink, the executive affordable housing expert.

- Review of SCRCOG’s survey process.
 - For future surveys, commissioners advised SCRCOG to use more recent demographic statistics and targeted questions that specifically reflect New Haven’s housing needs.
- a. SCRCOG and Commissioners agreed to conduct a follow-up meeting on Wednesday, February 23rd at 6:30pm.

The Affordable Housing Commission’s upcoming meeting is scheduled for Wednesday, February 23rd at 6:30pm.