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HEBRON TOWN CLERK

**PUBLIC HEARING
LEGAL NOTICE**

**TOWN OF HEBRON
BOARD OF SELECTMEN**

The Hebron Board of Selectmen has scheduled a Virtual Public Hearing for Thursday, October 19, 2023, at 6:30 p.m. regarding a proposed ordinance establishing the Housing Choices Advisory Committee, including the purpose, term, membership, powers and duties.

The Public Hearing will be held virtually:

Public Hearing Ordinance Establishing Hebron Housing Choices Advisory Committee
October 19, 2023, 6:30 PM (America/New York)

Please join the meeting from your computer, tablet or smartphone.

<https://meet.goto.com/751451669>

You can also dial in using your phone.

Access Code: 751-451-669

United States: [+1 \(224\) 501-3412](tel:+12245013412)

This ordinance will be considered for adoption at the Special Town Meeting scheduled for Thursday, October 26, 2023, at 7:00 p.m. in the Douglas Library Community Room, 22 Main Street, Hebron, Connecticut.

The complete text of the proposed ordinance is available at the Hebron Town Clerk's Office or by visiting <https://hebronct.com/agendas/>.

Residents are encouraged to attend this Public Hearing and express their opinions.

Andrew J. Tierney
Town Manager

HEBRON HOUSING CHOICES ADVISORY COMMITTEE

Hebron Housing Choices Advisory Committee Ordinance

WHEREAS, the Town of Hebron recognizes the need for and ways to achieve a greater diversity of housing choices; and

WHEREAS, Hebron's Plan for Housing Choices, which was created by a working group composed of community representatives and led by the Town Planner and a consultant, was approved by the Hebron Planning and Zoning Commission on May 24, 2022; and

WHEREAS, many strategies were included in the plan, as was a goal: to create at least 75 units of affordable housing over the next five years (2022-27),

NOW, THEREFORE, BE IT HEREBY ORDAINED BY THE LEGAL VOTERS OF THE TOWN OF HEBRON IN LAWFUL TOWN MEETING DULY ASSEMBLED THAT:

Section 1. That the Code of Ordinances of the Town of Hebron be amended by adding a new ordinance to read as follows:

- A. Establishment. The Town hereby establishes a Housing Choices Advisory Committee.
- B. Purpose. The Housing Choices Advisory Committee will serve as a planning and advisory body, and as a center of expertise and communication, with the objective to ensure Hebron offers a full range of housing choices for all households. The Committee will work through the Board of Selectmen, in coordination with other boards, commissions, and departments, while also engaging businesses, organizations and residents on matters pertaining to housing diversity and affordability.
- C. Terms of office. The Committee shall be composed of five regular members and two alternate members who will serve staggered four-year terms, appointed by the Board of Selectmen. The initial appointments by the Board of Selectmen shall be for one, two, three and four-year terms, and thereafter all terms shall be for four years.
- D. Membership. All Committee members and alternate members shall be electors of the Town of Hebron. The Commission should have diverse representation and views, along with relevant areas of expertise. When possible, preference should be given to ensure membership includes: one member with experience in real estate/housing; one from the social services field, and one with planning and land use experience. The additional seats should be given to those who will help ensure the balanced and diverse views needed to build collaboration on these complex issues.
- E. Powers and duties. The Commission shall, among other things:
 - a. Work in a collaborative manner to evaluate, define, and monitor the need for affordable housing, and identify approaches to meet those needs. The term

“Affordable Housing” shall be as defined by Connecticut General Statute Section 8-39a, as may be amended.

- b. Prepare an updated Affordable Housing Plan for Hebron, and continue to perform periodic updates at least every five years, according to the provisions of Connecticut General Statute Section 8-30j, as may be amended.
- c. Make recommendations on housing policies and practices designed to meet the need for affordable housing in Hebron, related to both home ownership and rentals, including possible changes to zoning regulations and ordinances, as well as exploring the potential for a local Housing Trust Fund. These recommendations should be developed in collaboration with relevant staff and Boards/Commissions. On no less than an annual basis, an update should be shared with the Board of Selectman.
- d. Work with Planning and Zoning Commission, Economic Development Commission, Commission on Aging and other town functions as appropriate, on matters related to housing. Similarly, ensure proactive engagement of relevant Boards/Commissions.
- e. Monitor legislation and regulations relevant to affordable housing. When applicable, work with the Board of Selectmen on outreach and advocacy related to relevant public policy.
- f. Monitor the availability of grants, programs, partnerships, and other resources to support affordable housing planning and development.
- g. Develop and maintain a program of public engagement, communication, and education on the topic of affordable housing for the residents of Hebron, and, when applicable, stakeholders from around the region or state.
- h. Other responsibilities relevant to affordable housing as determined by the Board of Selectmen.

Section 2.

A. This ordinance shall become effective fifteen (15) days after the date of publication of notice of its passage, per Connecticut General Statute § 7-157 (a).

Adopted: October 26, 2023

Effective: November 18, 2023