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# WASHINGTON AFFORDABLE HOUSING PLAN

NOVEMBER 16<sup>TH</sup> STEERING COMMITTEE MEETING



**NHCOG**  
— Northwest Hills —  
Council of Governments

# AGENDA

1. New data/information received
  - Waiting list information
  - NYT article
2. Briefly review [Project website](#)
  - Town Plan housing strategies
  - Town Plan mapping
3. Discuss possible survey questions
  - How to get residents & workers to take the survey?
4. Discuss possible interview questions
  - Who will do interviews? Record via Zoom?
5. Next meeting date = Dec. 14th

The New York Times

LIVING IN

## Washington, Conn.: A 'Cultured Place' With a Sense of History

The Litchfield County town attracts full- and part-time residents, some of them quite wealthy, but the vibe is low-key: 'People come here to chill.'



# WHAT DOES WASHINGTON'S FUTURE LOOK LIKE IF WE DO NOTHING?

- This planning process needs to help **build the public will** to address these housing challenges.
- This is not an awareness problem or a technical challenge.
- How can we make sure stakeholders are engaged in this conversation and excited about the possible solutions?
  - Sustainable CT committee
  - Economic Development/Business association
  - Washington Community Housing Trust
- Case study conversations? Recorded interviews? Town newsletter articles?

## Implications

The composition of Washington's households is significantly moving toward families without children and single-member households. Reversing this trend may require a more diverse housing stock, in terms of both price and composition, than is currently available in order to attract more diverse households to the community.

A 2002 Report of the Town of Washington Housing Study Committee recommended developing a ten-year plan to produce 95 new units of affordable housing. In the decade since that report was issued, the Town has gained four additional affordable housing units.

# WAITING LISTS IN NWCT

- Point in time count (Oct 2020)
- 417 households on these waiting lists; 154 senior households
- Need more info on Washington waitlists

Washington	<b>Dodge Farm</b> 16 Brinsmade Rd	2
Washington	<b>16 Church St. Apts</b> 16 Church St	3
Washington	<b>Riverwoods Apts</b> 90 Worcester Rd	2

WAITING LIST INFORMATION				
Town	Project Address	How Many People on Waiting List?	Average Wait Time	Average Turnover- one year
Cornwall	Kugeman Village 256 Kent Road	18	2+ years	2 in 2018, 1 in 2019, 1 in 2020
Cornwall	Bonney Brook 33 Kent Road	10	2+ years	1 per year
Kent	Stuart Farm Apts 15 Maple St. Ext	16		1 per year
Kent	South Common 22 South Commons Rd	22		1 per year
Kent	Templeton Farms 16 Swifts Lane	49	5-6 years	1 per year
Litchfield	Tannery Brook Cooperative Tannery Brook Rd	5- 4 new inquiries	1+ years	0 2020; 4 2019
Litchfield	48 Torrington Rd 48 Torrington Rd	12	2+ years	2 2020; 1 2019
Litchfield	Northfield Fire House 12 Main St., Northfield	1	2+ years	2 2020; 1 2019
Norfolk	Meadowbrook 9 Shepard Rd	12	8 mos-1 year	less than 1
Norfolk	Town Center Project 29-33 Greenwoods Rd, 2 Shepard Rd.	10	oldest app March 2018	3 since 2018
Salisbury	Sarum Village 34 Cobble Road	42	oldest app from Sept. 2018	6 since 2018
Salisbury	Sarum Village II	10	oldest app from August 2017	4 since Jan 2018
Washington	Dodge Farm 16 Brinsmade Rd	2		
Washington	16 Church St. Apts 16 Church St	3		

# HOUSING DATA PROFILE

■ <https://housingprofiles.pschoosing.org/>

2020 Housing Data Profiles  
**WASHINGTON**



## KEY FINDINGS

### Housing

**2%**

of housing is subsidized

**12%**

of households rent their home

**12%**

of housing units are in multifamily buildings

### Affordability

**19%**

of households spend between 30% and 50% of their income on housing

**15%**

of households spend more than half of their income on housing

**\$22.69**

the hourly wage needed to afford a 2-bedroom apartment

### Population

**54**

the median age of residents

**8%**

of residents are people of color (BIPOC)

**-26%**

projected population change from 2020 to 2040

housingprofiles.pschoosing.org/compare/#Washington,Warren,Litchfield%20County

Washington x Warren x Litchfield County x

Jump to [Housing](#), [Affordability](#), or [Population](#).

vacancy by the number of housing units in the structure. Urban core areas have a higher share of multi-family housing, such as apartment buildings. Suburbs and rural areas tend to be built up with one-unit detached homes.

	Washington		Warren		Litchfield County	
<b>Total</b>	2,262	100.0%	837	100.0%	88,153	100.0%
<b>1, detached</b>	1,967	87.0%	813	97.1%	64,746	73.4%
<b>1, attached</b>	34	1.5%	16	1.9%	3,212	3.6%
<b>2</b>	129	5.7%	0	0.0%	6,683	7.6%
<b>3 or 4</b>	67	3.0%	8	1.0%	5,298	6.0%
<b>5 to 9</b>	26	1.1%	0	0.0%	3,374	3.8%
<b>10 to 19</b>	0	0.0%	0	0.0%	2,066	2.3%
<b>20 to 49</b>	0	0.0%	0	0.0%	1,179	1.3%
<b>50 or more</b>	39	1.7%	0	0.0%	1,246	1.4%
<b>Mobile home</b>	0	0.0%	0	0.0%	294	0.3%
<b>Boat, RV, van, etc.</b>	0	0.0%	0	0.0%	55	0.1%

Source: 2018 American Community Survey, 5-year estimates, Table B25024

# PROJECT WEBSITE

- [www.northwesthillscog.org/washington-housing-plan/](http://www.northwesthillscog.org/washington-housing-plan/)

## Washington Housing Plan

[Home](#) / [Washington Housing Plan](#)

We will post information related to the development of the Town of Washington Housing Plan here as it becomes available:

### **Plan Steering Committee Meeting presentations:**

- Washington Housing Commission webpage- includes meeting agendas & minutes
- Overview- Housing Plan contents, process, definition of “affordable housing”, existing inventory in Washington, CT

### **Housing Data:**

- Housing Needs Data Analysis DRAFT (Oct. 2020)
- Washington By The Numbers: Part 3 Housing & Land Use (2015)
- Partnership for Strong Communities Housing Data Profile for Washington, CT (2020)
- Partnership for Strong Communities Housing Data Profile for Washington, CT (2018)
- NYT article “Washington, CT: A Cultured Place with a Sense of History” (Oct. 2020)

### **Other Plans/Previous studies:**

# SURVEY TYPES & QUESTIONS

## 1. Housing Needs “Opinion” Survey

- Goal- start to engage residents in process
- Hear what they think the needs are + specific needs of their family

## 2. Housing Needs “Direct” Survey

- Asks more direct questions about the residents housing needs

## 3. Employee Survey

- For those who work in town but do not currently live in town

## ■ DISCUSS:

- Survey(s) launch date; close date
  - Launch Dec. 1<sup>st</sup>- Dec. 12<sup>th</sup>?
- Outreach:
  - Town Facebook page- **community page**
  - **Front of town website**
  - Town newsletter- **Friday 4<sup>th</sup> & 11<sup>th</sup>**
  - Partner org newsletter?
  - Other?

# INTERVIEW TYPES & QUESTIONS

- Realtor(s)
- Employers – **ask when sending employee survey**
- Senior Center/Social Services staff
- Washington Community Housing Trust
- Habitat for Humanity
- Other?\_\_\_\_\_

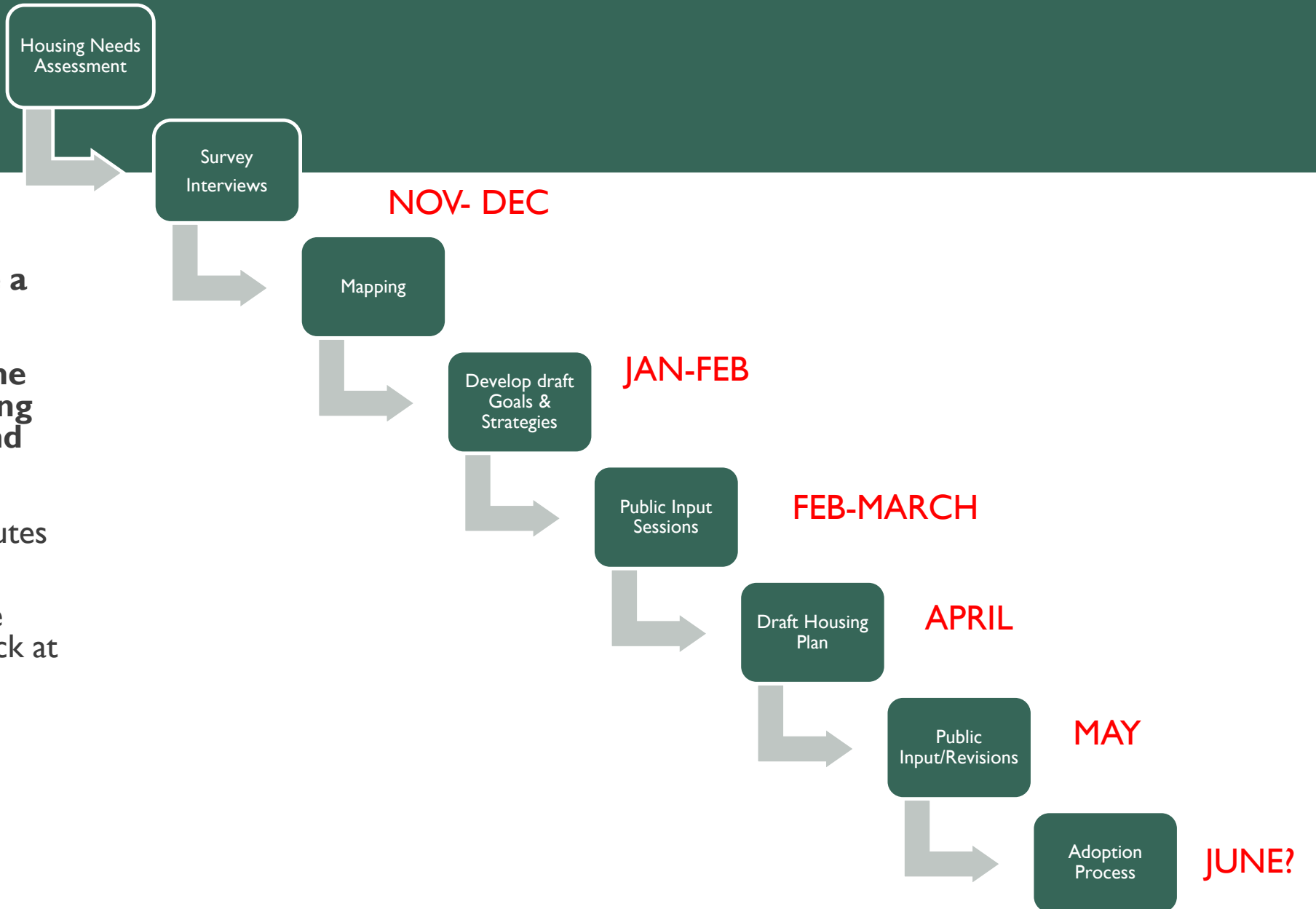
- DISCUSS:
  - Who will conduct?
  - Record interviews via Zoom?
  - Timeline



# EMPLOYERS TO SURVEY/INTERVIEW

- -Waldingfield Farm
- Averill Farm
- -LG Landscaping
- -West Mountain Builders
- -Aspetuck Animal Hospital
- -Washington Supply
- -Washington Market
- -Steep Rock Association (I'm biased though because my husband works there)
- -ASAP Arts
- -Washington Primary School
- Shepaug High School- Region 12 -
- -Montessori School
- -The White Horse
- -George Washington Tavern
- Polobolus
- -Community Table
- -Marty's
- Hickory Stick
- -The Frederick Gunn School
- -Wright Electrical Company
- -Eagle Electric
- -George's Stonewalls
- -National Iron Bank
- -Union Savings Banks
- -Aspetuck Gardens
- -Denscott Pool & Spa
- -Washington Septic

# TIMELINE



- **GOAL:** The goal of this process is “to undertake a proactive Planning process and lay out a strategy for meeting the housing needs of existing and future residents and workers” as required by Section 8-30j of the Connecticut General Statutes (CGS).
- Town Steering Committee provides input and feedback at each step in the process
- Endorsed by Planning Commission; Adopted by BOS

# NEXT STEPS

- Launch survey by **Dec. 1st**
- Responses by **Dec. 13th**
- Interviews **discussed at next meeting**
- Next meeting Dec. 14
  - Review survey/interview responses to date
  - Plan for public input forums and/or case study conversations?

