
WASHINGTON AFFORDABLE HOUSING PLAN

DECEMBER 14TH STEERING COMMITTEE MEETING



NHCOG
— Northwest Hills —
Council of Governments

AGENDA

1. New data/information received
 - Waiting list information
 - Fair Share Housing Study
2. Review Resident Housing Survey Results to date
 - Keep survey open?
3. Discuss employer interviews and/or employee surveys
4. Case Study Conversations and FAQs
5. Next steps & next meeting date

UPDATED WAITING LISTS IN NWCT

- **508 households** on these (smaller town- RHC members) waiting lists;
 - **245 senior households** on waiting lists- many of these wait **5+ years**
- **Jim Simonelli, Executive Director, Morris Housing Authority + Litchfield Housing Authority**
- **Eldridge Senior Housing in Morris (20 units)**
 - 20 seniors on waiting list
 - 3-4 year wait; 1-unit might turn over per year
 - Over 90 seniors on waiting list between Eldridge, Wells Run, and Bantam Falls

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		

FAIR SHARE HOUSING MODEL FOR CT (2020)

- Establishes a baseline current need for the NHCOG region of **3,396** affordable housing units.
 - Based on the # of households below 80% AMI paying more than 30% of their income on housing costs
- This need is then allocated through a 14- step process to each town based on its comparative capacity to accommodate AH:
 1. Ratable- Grand List (2018)
 2. Household Income difference (2018)
 3. Poverty (2018)
 4. Multi-family housing (2018)
- These fair share #'s are considered a **10-year goal**

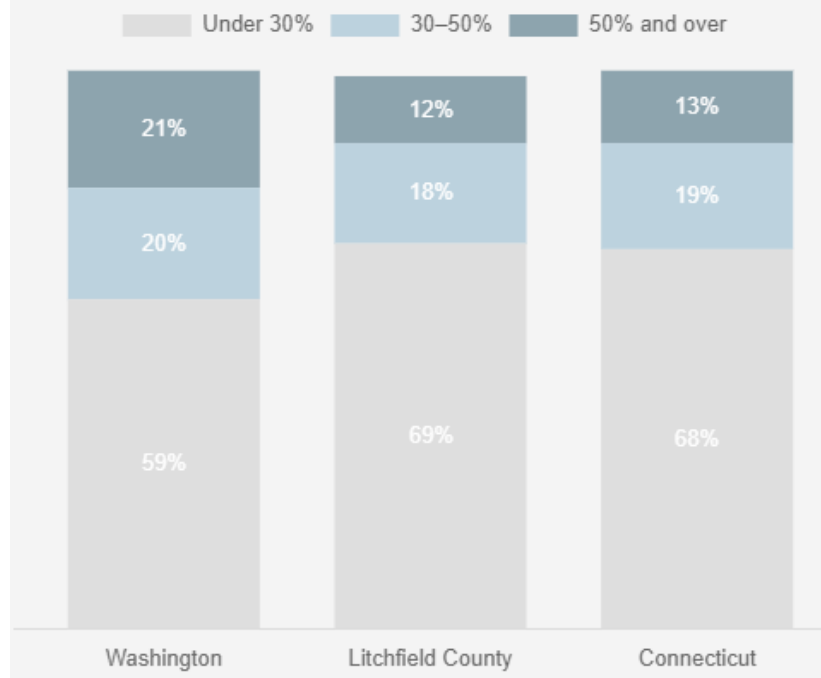
Town	Fair Share
Barkhamsted	180
Burlington	304
Canaan	114
Colebrook	117
Cornwall	103
Goshen	168
Harwinton	140
Kent	120
Litchfield	190
Morris	144
New Hartford	203
Norfolk	111
North Canaan	97
Roxbury	186
Salisbury	198
Sharon	150
Torrington	199
Warren	131
Washington	208
Winchester	130

COST BURDENED HOUSEHOLDS IN WASHINGTON

460 total households: 27% of renter households (72) and 41% of owner households (407) report being **housing cost burdened**.

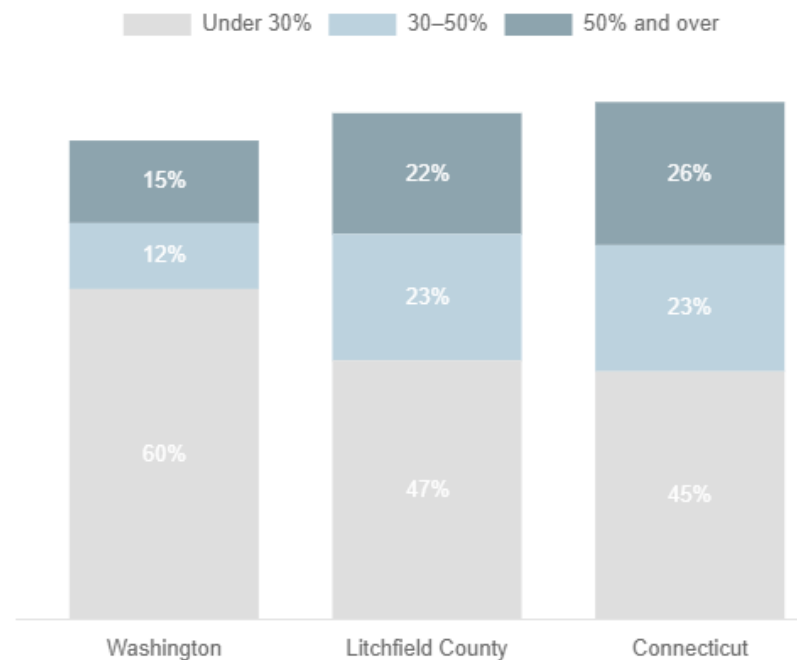
Homeowners, with mortgage

41% of homeowners (with mortgage) in Washington are cost-burdened.



Renters

27% of renters in Washington are cost-burdened, that is, spend 30% or more of their income on rent and associated costs.

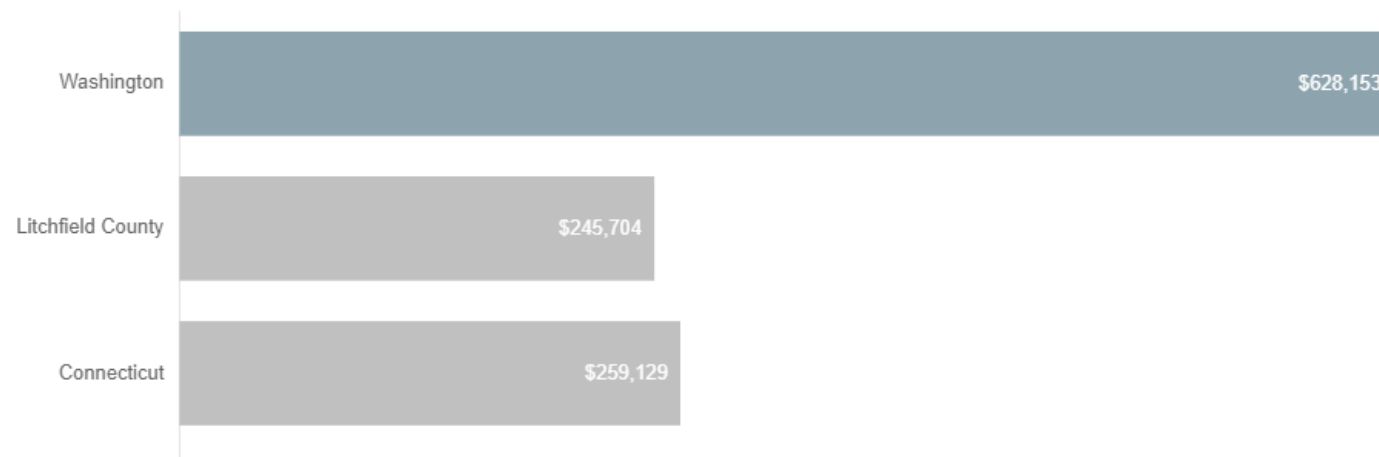


HOUSING COSTS

Home Values

The real estate website Zillow provides data on home values across cities in the United States. The bar charts below show average home values in Washington, Litchfield County, and Connecticut in 2019 for single-family residences, including condos and apartments.

In Washington, homes are more expensive than in Litchfield County.



Source: [2019 Zillow Home Value Index \(average for 12 months\)](#)
Visualization created by [CTData Collaborative](#)

Median Rent

Median rent represents gross rent paid by the "middle" renter. In other words, half of renters pay less than the median rent, and half pay more.

In Washington, the median gross rent is \$1,338. It is \$302 more than in Litchfield County.


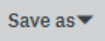


Source: 2018 American Community Survey, 5-year estimates, Table B25064
Visualization created by [CTData Collaborative](#)

RESIDENT HOUSING NEEDS SURVEY RESPONSES

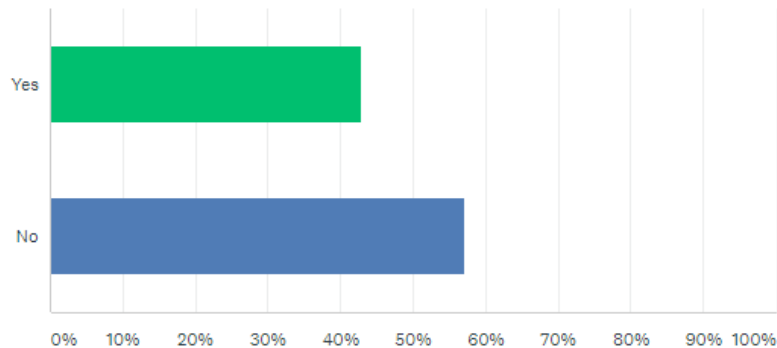
■ 147 Responses (as of 12/14/20)

q7

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Have you experienced barriers to finding the type of housing you would like to have in Washington?

Answered: 147 Skipped: 1



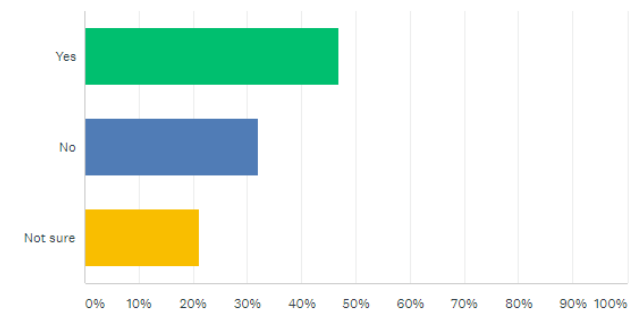
ANSWER CHOICES	RESPONSES
▼ Yes	42.86% 63
▼ No	57.14% 84
TOTAL	147

■ DISCUSS:

- Keep survey open to try to get more responses?
- Report results in newsletter/email?

Do you anticipate that at some point, you or your parents or children might have to move out of Washington to find the housing you/they need?

Answered: 147 Skipped: 1



ANSWER CHOICES	RESPONSES
▼ Yes	46.94% 69
▼ No	31.97% 47
▼ Not sure	21.09% 31
TOTAL	147

EMPLOYEE SURVEY & EMPLOYER INTERVIEWS

- 7 questions and should only take 3 minutes
- www.surveymonkey.com/r/WashingtonEmployees
- GoogleSheet to “sign up” for the employer you’d plan to contact emailed on 11/23/20

Employer Interview Questions (FOR ALL)

- 1. Do you offer full or part-time work?
- 2. Where do your employees typically live? If they commute from far away, what do you think impedes them from living closer to their job?
- 3. Do you think Washington has the types of housing your employees need/want/can afford?
- 4. Do you pay more than \$22.69 an hour? This figure is the hourly wage needed to afford an average two-bedroom apartment in Litchfield County.
- 5. Have you expanded or contracted your number of employees in recent years?
- 6. In your opinion, does the town provide the type of housing that promotes local job growth?
- 7. Anything else we should know on this topic?

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

CASE STUDY CONVERSATIONS

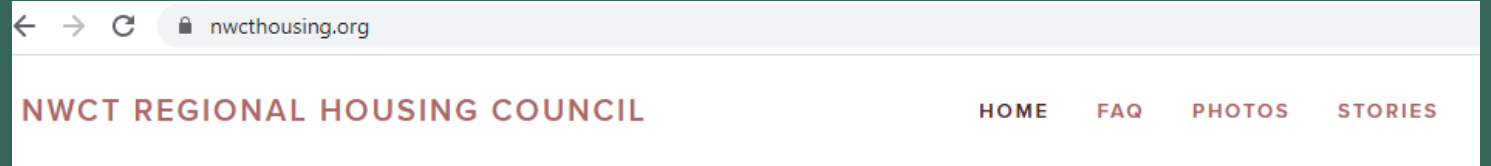
“Tools” in the toolbox- interviews recorded

- Accessory Dwelling Units
 - Roxbury zoning regulations
 - Lifespan options/designs
- 2-family homes (Barkhamsted)
- Non-profit owned/managed multi-family rental
 - Cornwall, Salisbury, Sharon,
- Rehab of multi-family homes in town center (Norfolk)

Webinars- open to all

- What can towns do?
 - Town-owned land (ex.- Salisbury, Litchfield)
 - Zoning regulations (many examples)
 - Small Cities grant (ex. Kent)
- What are Litchfield Co. non-profits already doing?
- What is the “Fair Share” Housing Model?

FAQS



<https://www.pschoosing.org/connecticut-affordable-housing-faq>

- Why are we developing an Affordable Housing Plan?
- Is the Town going to build this? Will taxpayers have to pay for it? (What is the town's role.)
- Will this override health & safety regulations? How will it impact our rural environment?
- What is affordable housing
- Who lives in affordable housing
- Who builds and manages affordable housing in NWCT?
- How does affordable housing strengthen towns?

How do we best get answers to FAQs out to people in the community as we proceed with the planning process?

NEXT STEPS

- “Worker” survey/employer interviews will start the second week in January
 - Committee will review “worker” survey questions
 - Committee members will note which employers they’d plan to reach out to and interview on GoogleSheet
- Keeping Resident Housing Needs Survey open and will try to get more responses in January.
- Next meeting date January 12th
 - Review survey/interview responses to date
 - Begin work on goals/strategies
 - Case study conversations/FAQs

