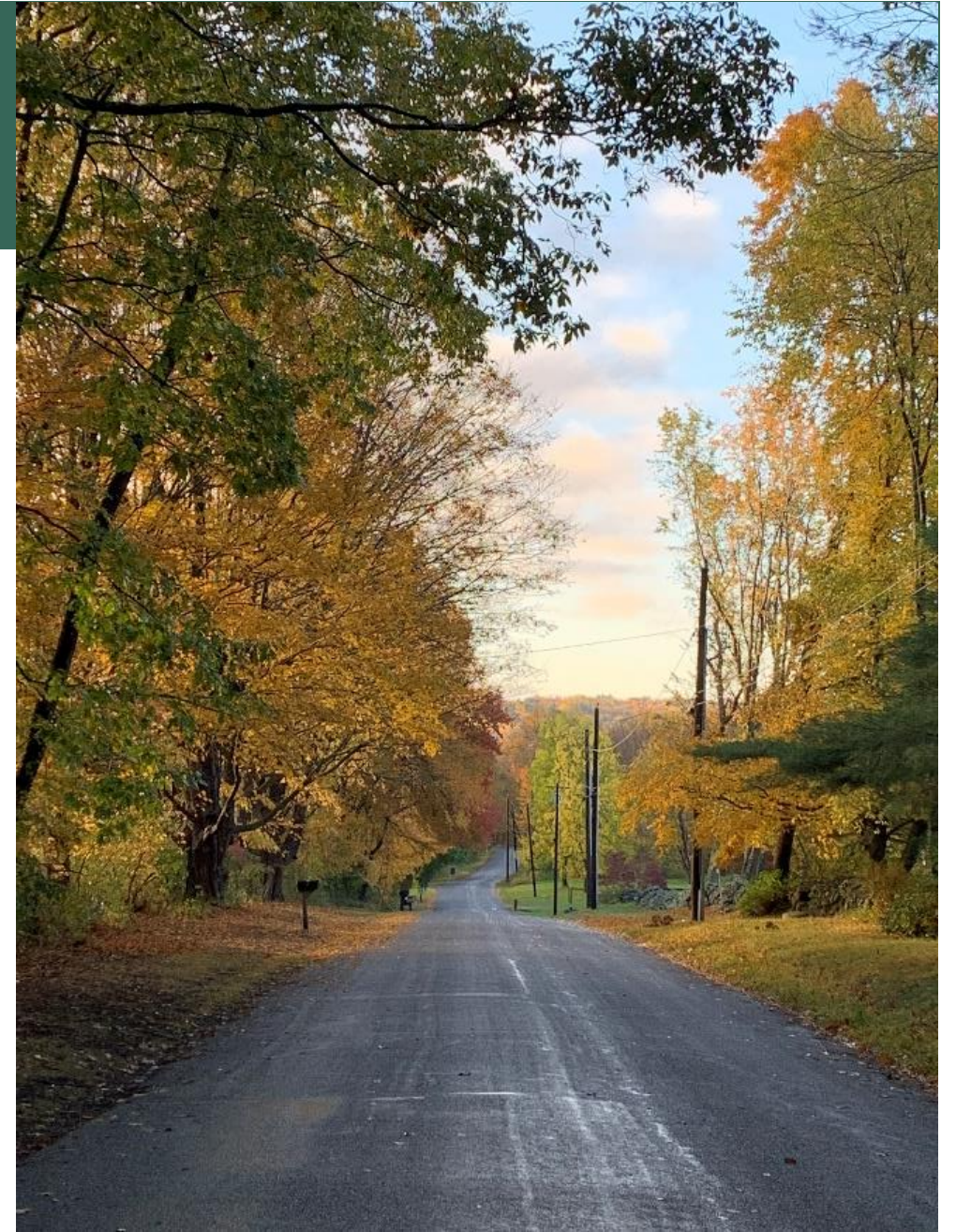

HOUSING PLAN STEERING COMMITTEE MEETING

MORRIS, CT DECEMBER 10, 2020



AGENDA

1. Review additional housing data & information
 - Morris Housing Authority- waiting list
 - Fair Share housing study
 - % of residents paying more than 30% of income
2. Review Town Plan survey results
3. Discuss possible resident and employee housing needs survey
4. Next Steps & next meeting date



IMPORTANCE OF ENGAGING RESIDENTS IN THIS PROCESS

“Our housing systems are experiencing the toughest challenges that we’ve seen in more than a generation.”

–Dr. Tiffany Manuel

How we respond in this moment matters.

We are up for this challenge. Our towns have addressed tough challenges before.

We can preserve the rural nature of our small towns AND create more housing opportunity which will make our town more sustainable.

Many of our small Litchfield Co. non-profits are already doing this, we just need to scale up our efforts and shorten the length of the process.

- How can we make sure residents are engaged in this conversation and excited about the possible solutions?
 - Case study conversations
 - Recorded interviews
 - Town newsletter articles

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
 - Eldridge base rent is \$600/mo + electricity (more expensive than the LHA units)
 - The MHA and LHA units do not get funding from the towns.

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)

PREPARED BY: DAVID KINSEY, PHD FOR OPEN COMMUNITIES ALLIANCE

- 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

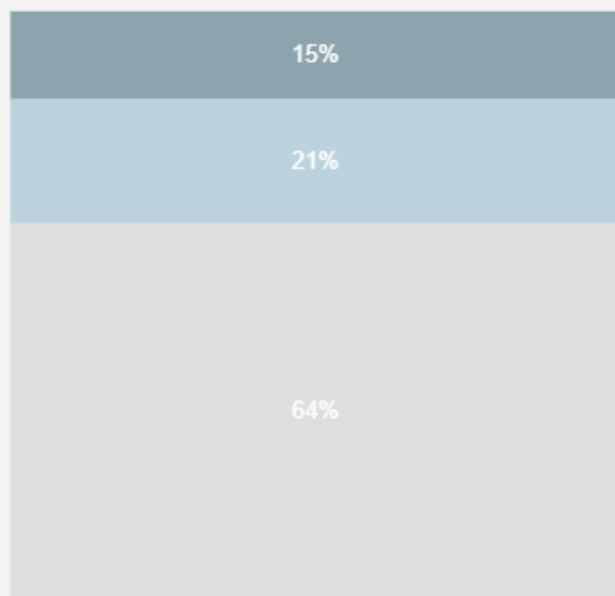
COST BURDENED HOUSEHOLDS IN MORRIS

268 total households: 33% of renter households (46) and 36% of owner households (222) report being **housing cost burdened**.

Homeowners, with mortgage

36% of homeowners (with mortgage) in Morris are cost-burdened.

Under 30% 30–50% 50% and over

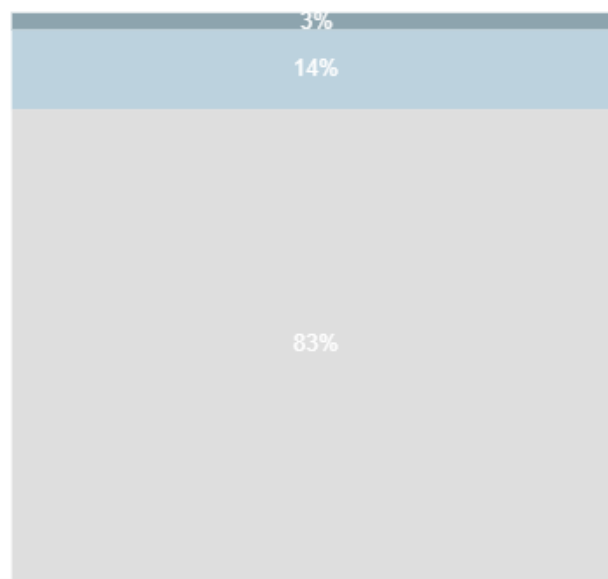


Morris

Homeowners, without mortgage

17% of homeowners (no mortgage) in Morris are cost-burdened, that is, spend 30% or more of their income on housing costs.

Under 30% 30–50% 50% and over

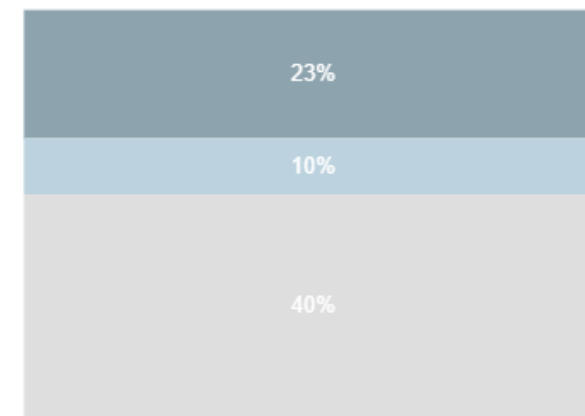


Morris

Renters

34% of renters in Morris are cost-burdened, that is, spend 30% or more of their income on rent and associated costs.

Under 30% 30–50% 50% and over



Morris

SURVEY TYPES & QUESTIONS

1. Residents Housing Needs Survey

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

2. Employee Survey-

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

■ DISCUSS:

- Surveys launch date; close date
- Outreach:
 - Town Facebook page
 - Town website – news & announcements
 - Town email?
 - **is there an EDC contact list of businesses to send the employee survey to?**

NEXT STEPS

- Launch resident and employee survey
- Responses by January 10th
- Next meeting: Jan. 14th
 - Review survey responses to date
 - Discuss possible interviews
 - Plan for public input forums and/or case study conversations

