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# BARKHAMSTED HOUSING PLAN

JANUARY 12TH STEERING COMMITTEE MEETING



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

# AGENDA

1. Review new Housing Plan related resources available
  - NHCOG website- Housing Page and project webpage
  - Planning for Affordability in Connecticut Guidebook
2. Review resident and employee survey responses to date
  - Discuss whether to close survey(s) or keep open
3. Begin discussion of goals and strategies
4. Outreach & public input forums
5. Next meeting date & Next steps



# SURVEY RESPONSES TO DATE

## Resident Housing Needs Survey

- Goals- start to engage residents in process, hear what they think the needs are + specific needs of their family
- **247 responses to date**
- Review responses- highlights:
  - 21% say housing costs more than 30% of income
  - 31 interested in accessory apartment on their property
  - 50% think town needs “downsize” options
  - 43% think town needs senior housing options
  - 30% think town needs rental housing options
  - Worried about seniors and young families not VFD
- **Keep survey open or close?**

## Employee/Worker Survey

- 28 responses to date
- How to get more responses?

# EMPLOYERS TO SURVEY

- Nutro Co (100- 249 employees)-???
- Sterling Engineering (50-99 employees)
- Barkhamsted Elementary School (50-99 employees)
- Lombard Ford (20-49 employees)
- Log House Restaurant (20-49 employees)
- Village at Boulder Ridge (20-49 employees)
- Others? \_\_\_\_\_



# TIMELINE

Housing Needs Assessment

Survey Interviews

DEC- JAN

Develop draft Goals & Strategies

JAN-FEB

Public Input Sessions

FEB-MARCH

Draft Housing Plan

APRIL

Public Input/Revisions

MAY

Adoption Process

JUNE?

- **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).
- Endorsed by Planning Commission; Adopted by BOS

# TOWN AFFORDABLE HOUSING PLAN GOALS & STRATEGIES

## DRAFT Table of Contents for PLAN:

- Purpose of Plan
  - Goal, process, steering committee
- Background
  - Town Plan, local housing organization, existing AH
- Housing Needs Assessment Summary
  - First-time homebuyers, workforce rentals, seniors
- Housing Production Goals
- Strategies
  - Zoning
  - Capacity Building
  - Funding resources
- Implementation Plan

Start with 2017 Town Plan Housing section:

## III. HOUSING

### SUMMARY OF HOUSING GOALS, POLICIES, AND ACTIONS

#### GOALS:

- Keeping the importance of Barkhamsted's rural character in mind, the Town will seek frugal and predominately environmentally friendly opportunities to expand and diversify housing options for populations such as seniors, families, and professionals.

**PARTNERS:** Barkhamsted Housing Trust, LISC Housing Connections, NHCOC and the NWCT Regional Housing Council

#### POLICIES:

- 1) Encourage accessory apartments in owner-occupied dwellings.
- 2) Support development in the Town's Incentive Housing Zone.
- 3) Support the efforts of the Barkhamsted Housing Trust to create housing options residents need.
- 4) Avoid the need to provide public sewer service in areas not planned and approved for sewer service.
- 5) Support actions that increase housing options for seniors and young people.



# 2017 TOWN PLAN HOUSING ACTIONS

## Zoning strategies:

- IHZ (done)
- Permit duplex housing in RA2 (done)
- Allow small cluster developments (done)
- Allow rental units in a business building (done?)
- Allow up to two accessory apartments
- Allow rear lots (allowed; 3 acre minimum)
- Allow 1-acre lots by special permit

## Capacity building/resource strategies:

- Work with the Barkhamsted Housing Trust (in progress)
- Support energy assistance programs

## Funding strategies:

- Apply for Small Cities/CDBG for project (done)
- CDBG Housing Rehab loan program (done)

## ACTIONS:

- 1) Consider regulatory changes to allow rental dwelling units in a business building in a non-residential zone.
- 2) Consider regulatory changes to allow up to two accessory apartments on an owner occupied property.
- 3) Work with the Barkhamsted Housing Trust to identify parcels of land where affordable and senior housing could be built and review the zoning regulations to assure that they allow this type of housing.
- 4) Support energy assistance programs and education to home builders on how proper location, orientation, and design can reduce heating and cooling costs.
- 5) Consider amending the zoning regulation section on rear lots to be more permissive.
- 6) To develop a plan and implement policies which will avoid the need to provide public sewer service in areas not planned and approved for sewer service. These policies will also protect the quality of groundwater and preserve the rural character of the Town.
- 7) Consider zoning amendments to permit duplex housing in the RA2 zone, one acre building lots by Special Exception, small cluster developments, and "granny pods".

# EXAMPLE GOALS & STRATEGIES

From Town of Salisbury Affordable Housing Plan (2018):

- **To create at least 75 affordable housing units over the next ten years** including 15 homeownership units and 60 rental units.

From Town of Fairfield, CT Affordable Housing Plan (2014):

- Preserve the housing options and choices we already have
- Take charge of providing future housing choices and options
- Modify local regulations/programs to provide more housing options
- Establish additional housing units in appropriate locations.
- Create at least **100 newly affordable housing units over the next 10 years.**

From Town of Cornwall, CT Town Plan (2020):

- Increase the number of affordable housing units by at least **25 over the next 10 years**
- Increase the number of attainable rental housing units
- Make building homes in Cornwall less expensive
- Make our housing stock more energy efficient and accessible
- Support first time homebuyers and those seeking housing options

Strategies:

- 1) Zoning regulation amendments
  - Allow multi-family anywhere other than IHZ?
- 2) Information resources, partners, and capacity building
- 3) Funding resources
  - State down-payment assistance fund?
  - Create a Housing Trust fund from conveyance fee or permit fee?



# PLANNING FOR PUBLIC OUTREACH, FORUMS, WORKSHOPS

## Possible **FORUMS** (Zoom)

Public forum 1: FAQs, Review housing needs data, survey results, refer to next steps (goals & strategies)

- Why did the Barkhamsted Housing Trust get started? What are their plans for Mallory Brook farm?
- How does the housing situation effect seniors? (person who could speak to this?)

Public forum 2: Draft goals & strategies, have attendees vote and/or provide input through polling

Public forum 3: Present draft Housing Plan, get feedback, invite all town boards & commissions

## Possible **WORKSHOPS/ CASE STUDY CONVERSATIONS**

- What does affordable housing look like in NWCT's small towns? Case studies
- How is affordable housing funded in NWCT's small towns?
- Fair Share Housing Model for CT's towns
- Why is it important to not just have single family, 3+ bedroom housing in my town? Or meeting the housing needs of young adults and young families in NWCT

**DISCUSS:** Topics, Possible dates, other forms of outreach

# NEXT STEPS

- Consider if any edits/additions are needed to the Frequently Asked Questions handout
  - How to get these out into the public
- Draft agenda for 1<sup>st</sup> public forum which will be planned for early March
- Next meeting date: **February 2<sup>nd</sup> at 2:30pm**
  - Plan for public input forum
  - Review possible goals & strategies

