
MORRIS HOUSING PLAN

JANUARY 14TH STEERING COMMITTEE MEETING



NHCOG
— Northwest Hills —
Council of Governments

AGENDA

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

Planning for Affordability in Connecticut



Affordable Housing Plan and
Process Guidebook



December 2020

HOUSING RESOURCES & FAQs

Northwesthillscog.org/housing

- Links to town housing plan project webpages
- Frequently Asked Questions
- Videos and webinars on housing topics
- LINKS- AH Plan Guidebook, Housing Data Profiles, Stories, RHC website, etc.

FAQs

- Why is the Town working on an Affordable Housing Plan?
- What is the role of the town in the creation of affordable housing?
- What IS “Affordable Housing”?
- Will this effect the rural character of my town?
- What does affordable housing look like?

SURVEY RESPONSES TO DATE

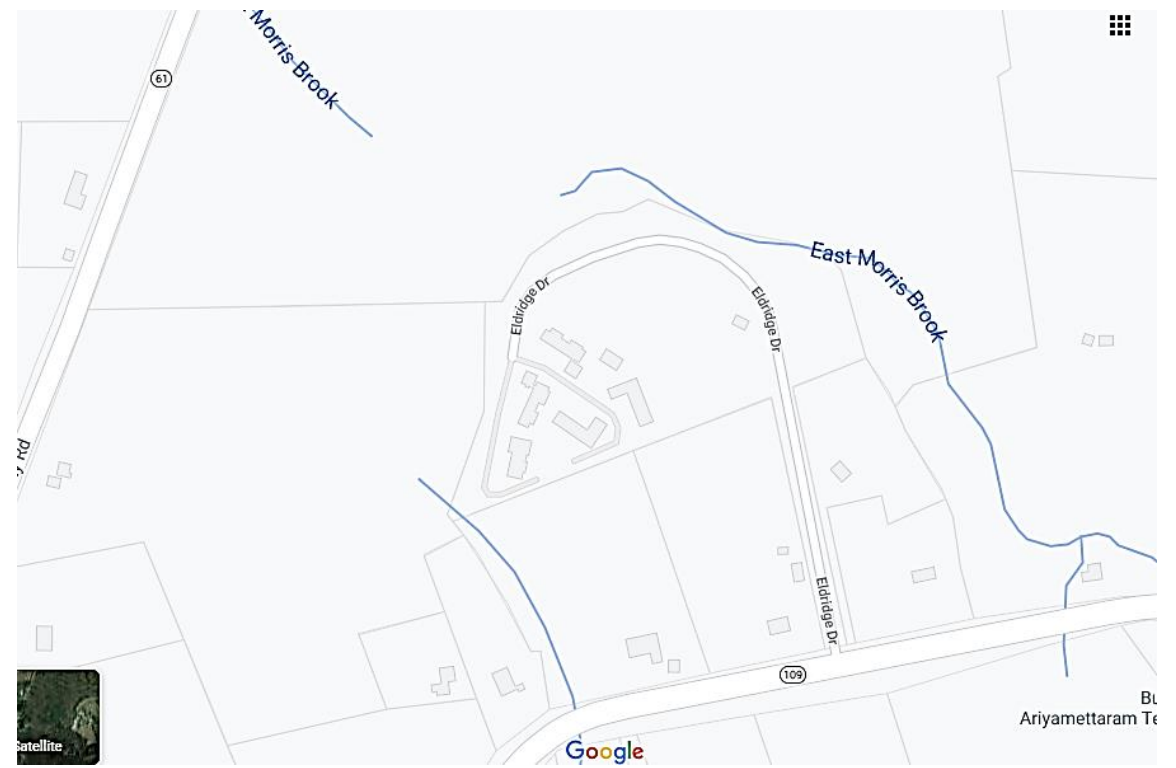
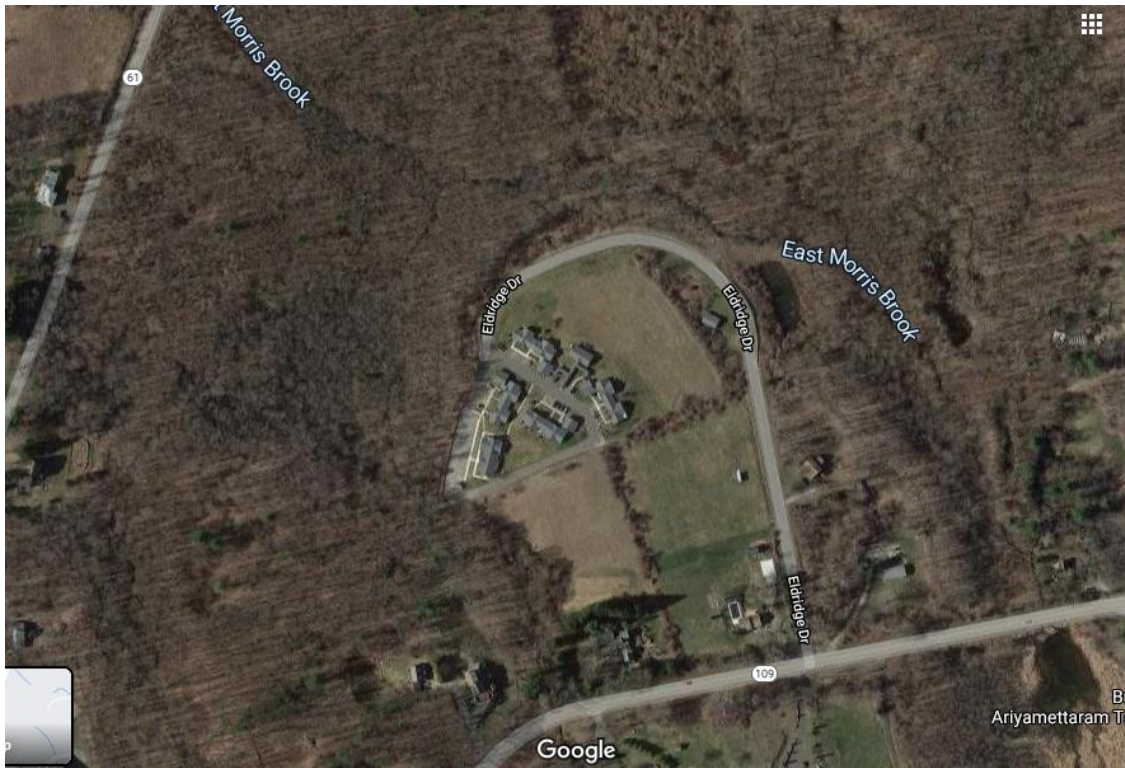
Resident Housing Needs Survey

- Goals- start to engage residents in process, hear what they think the needs are + specific needs of their family
- **83 responses to date**
 - Review responses- highlights:
 - 20% have experienced barriers to finding the type of housing they would like in Morris
 - 45% think town needs “downsize” options
 - 42% think town needs first-time homebuyer options
 - 37% think town needs rental options
 - 54% think cost of housing effects young families
- Comment about expanded senior housing on land for sale adjacent to Eldridge Senior Housing

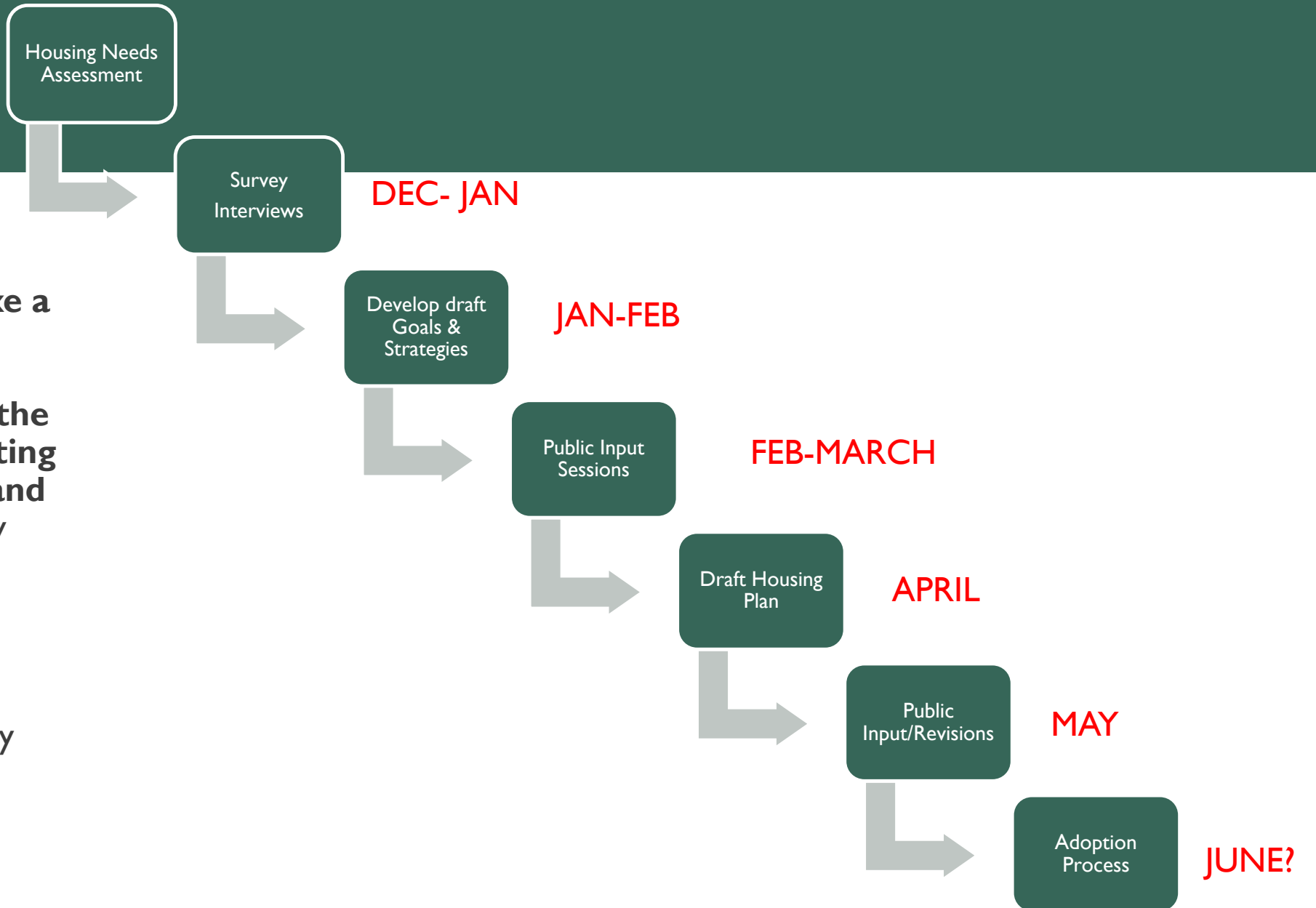
DISCUSSION:

- More outreach/reminders to take the resident housing needs survey
- Any paper surveys given out or returned?
- Launch worker/employee survey
 - How to reach employees?
 - Tom send to school principal? Ben send to major employers or every business on EDC e-mailing list?

ELDRIDGE SENIOR HOUSING SITE



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).
- Endorsed by Planning Commission; Adopted by BOS

TOWN HOUSING PLAN CONTENTS & WHERE WE ARE

DRAFT Table of Contents for PLAN:

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

HOUSING GOALS & STRATEGIES IN TOWN PLAN OF CONSERVATION & DEVELOPMENT

Town of Morris
Plan of Conservation & Development
2021-2031



2021 Update

Public hearing on Plan adoption will be held on February 3, 2021

Adopted by the Morris Planning & Zoning Commission on _____

Effective Date: _____

Goal	Task	Responsible Lead	Partner
Increase housing options; especially for seniors and young families	Study possible expansion options at Eldridge Senior Housing .	Affordable Housing Plan committee	Housing Authority
	Increase the accessibility of Morris's existing housing stock by increasing resident awareness of guides on accessibility modifications including the AARP Home Fit guide . Also, continue the home modification loan program for property owners who cannot afford to make needed accessibility modifications.	Senior Center Commission	BOS
	Consider facilitating the creation of a new non-profit Morris Housing Trust organization with local volunteers to facilitate the creation of downsizing options for seniors and housing options for young families.	BOS	NHCOG, NWCT Regional Housing Council
	Update zoning regulations as needed to allow "lifecare facilities" and active adult housing as described in the economic development section of this plan.	PZC	EDC
	Review the zoning regulations to allow more flexibility for the creation of accessory apartments including allowing them by-right or by site plan review rather than by special permit where appropriate.	PZC	NHCOG
Meet State requirement to have an adopted Affordable Housing Plan	Work towards adopting an Affordable Housing Plan for the Town in 2021 utilizing existing grant funding from the State.	BOS	PZC

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

Types of Strategies:

- 1) Zoning regulation amendments
- 2) Information resources, partners, and capacity building
- 3) Funding resources

PLANNING FOR PUBLIC OUTREACH, FORUMS, WORKSHOPS

Possible **FORUMS** (via Zoom)

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

- Invite Jim Simoncelli to talk about Eldrigde Senior Housing- waiting list?
- How does the housing situation affect seniors or young families? (person who could speak to this?)
- Photo tour of housing options in other NWCT towns?

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** (recorded webinars)

- 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

- Send resident housing needs survey out again with FAQ link and date of public forum?
- Launch employee/worker survey
- Possible date for 1st public forum? Early March
- Next meeting date: **February 11th at 5:30pm**
 - Plan for 1st public input forum
 - Discuss possible goals & strategies

