
WARREN HOUSING PLAN

JANUARY 7TH 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 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



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
- **170 responses to date**
- Review responses- highlights:
 - 21 (12%) interested in accessory apartment on their property (most not used for longer term tenants)
 - 57% of respondents not aware of what WAHC is proposing; only 25% are aware.
 - 54% think town needs senior housing options
 - 49% think town needs “downsize” options
 - 47% think town needs rental housing options
 - 58% think cost of housing effects young families
 - 39 respondents provided their email address

DISCUSSION:

- Keep survey open or close?
 - 230 responses would give us 95% confidence that our sample accurately reflects the population (currently at 80% confidence level)
- Any paper surveys given out or returned?

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 2019 Town Plan:

OBJECTIVE	ACTION	LEAD	PARTNERS
<i>Provide affordable housing options that fit the needs of young adults and young families.</i>	Support efforts to develop a portion of Town Hall property for affordable workforce and senior housing. Explore grant funding opportunities to move this project forward.	AHC	BOS P&Z NHCOG
	Evaluate and consider amendments to the Zoning Regulations that would facilitate the development of workforce housing (Incentive Housing Zones, Multi-family, etc.)	P&Z	AHC

OBJECTIVE	ACTION	LEAD	PARTNERS
<i>Provide affordable housing options that fit the needs of our community's older adult residents.</i>	Support efforts to develop a portion of Town Hall property for affordable workforce and senior housing. Explore grant funding opportunities to move this project forward.	AHC	BOS P&Z NHCOG
	Conduct a survey of our older adult residents to understand what sort of "downsize" options they would prefer to have (# bedrooms, cost, amenities, location)	AHC	BOS NHCOG
	Evaluate and consider amendments to the Zoning Regulations that would facilitate the development of workforce and senior housing (Incentive Housing Zones, Multi-family, etc.)	P&Z	AHC
	Consider establishing a housing rehabilitation program that provides funding and technical assistance for accessibility modifications to allow older residents to stay in their current homes.	BOS	Building Official Soc. Services AHC

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** (Zoom)

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

- Why did the WAHC get started? What are their plans?
- How does the housing situation affect seniors or young families? (person who could speak to this?)
- How does housing affect education in Warren? (school principal?)
- Virtual 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**

- 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

- Will send resident housing needs survey out again with FAQ link and date of public forum
- Possible date for 1st public forum in mid to late February
- Next meeting date: **February 4th at 5pm**
 - Plan for 1st public input forum
 - Discuss possible goals & strategies

