

Harwinton Housing Plan

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Overview

1. **Why?** 8-30j Legislation
2. **What?** What does an Affordable Housing Plan include?
3. **When?** What is the process of developing a plan?
4. **Who?** What is the role of the steering committee?
5. **And?** Next steps. . . Data analysis

8-30j Legislation

Effective July 2017 with compliance by July 2022:

- Every five (5) years every municipality must prepare or amend or adopt an Affordable Housing Plan.
- GOAL: "to undertake a proactive planning process and lay-out a strategy for meeting the housing needs of existing and future residents and workers.
- The plan must specify how the municipality intends to increase the number of affordable housing units.

Affordable Housing Plans

What's included?

- Background
Town Plan Conservation & Development
local housing organization
existing affordable housing
- Housing Needs Assessment
First-time homebuyers
Rentals
Senior Housing
- Housing Production Goals (5 yrs)
- Strategies
Planning & Zoning Initiatives
Capacity Building
Funding Resources
- Implementation Plan
Metrics- how do we measure success?

Process

How do we go about doing this?

- 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 8-30j of Connecticut General Statutes (CGS).
- Town Steering Committee provides input and feedback and communicates this process to the greater community.
- Endorsed by Planning Commission, adopted by the Board of Selectmen.

Affordable Housing

What is it?

Affordable Housing: Costs less than 30% of the income of a household earning 80% or less of the area median income (AMI).

*Incomes adjust annually and by household size.

What qualifies for the [State's Affordable Housing Appeals List](#)?

Housing that meets the definition above and is being assisted by a state or Federal program which assures the affordability remains in place.

Harwinton: 59 units or 2.59% (based on 2010 total housing units: 2,282)

Affordable Housing

The following table indicates the housing cost limits for affordable housing based on 80% of Litchfield County's Area Median Income (AMI) in 2020.

| Monthly Housing Cost Limits (Rent/Mortgage + Utilities) | | | | | |
|---|----------------|-------------|-------------|-------------|-------------|
| | HOUSEHOLD SIZE | | | | |
| | 1 person | 2 people | 3 people | 4 people | 5 people |
| 80% of AMI (2020) | \$ 1,436.00 | \$ 1,642.00 | \$ 1,847.00 | \$ 2,052.00 | \$ 2,216.00 |

Housing Needs Assessment

What data is relevant?

Demographic & Income Trends:

Population (projections)

Average Household Size

Age (projections)

Median Income

Rent-Burdened Households

Existing Housing Analysis:

Unit Types

Housing Prices

Tenancy Data (owner vs renter vs "vacant")

Age & Size (number of bedrooms)

Jobs & Income:

Median Income

Local Employers

Identifying Housing Goals & Needs

*What housing do we need and how
do we achieve our needs?*

Rental Housing Needs:

What costs can local teachers, nurses, grocery store employees, and other service workers afford?

What rental housing is available?

Median renter income?

Access to Ownership:

of currently affordable homeownership units

Cost of homes currently on the market

Ownership costs (utilities, insurance, maintenance)

Seniors:

of senior housing units? ADA compliant?

of seniors with incomes below 80% AMI?

Housing most appealing to seniors?

**THANK
YOU**