

# **Canaan/Falls Village Affordable Housing Plan**

prepared by Janell Mullen, NHCOC Regional Planner  
Introductory Meeting February 2, 2021

# 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:

- At least once every five (5) years every municipality must prepare or amend and 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** in the municipality.

# Affordable Housing Plans

*What's included?*

- Background  
Plan Conservation & Development (2013)  
Falls Village Housing Trust, Inc  
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 & Zoning Commission, adopted by the Board of Selectmen.

**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.

# Affordable Housing

*What is it?*

2019 Affordable Housing Appeals List - Non-Exempt Municipalities							
Town	Total Housing Units 2010 Census	Government Assisted	Tenant Rental Assistance	Single Family CHFA /USDA Mortgages	Deed Restricted Units	Totally Assisted Units	Percent Affordable
Burlington	3,389	27	0	44	0	71	2.10%
Canaan	779	1	4	4	1	10	1.28%
Canterbury	2,043	76	1	64	0	141	6.90%

Source: [Affordable Housing Appeals List \(DOH\)](#).

# Affordable Housing

Costs less than 30% of the income of a house earning 80% or less of the area median income.

\*Based on household size and adjusted annually.

	Household Size				
	1 person	2 people	3 people	4 people	5 people
80% of AMI (2020)	\$ 57,456	\$ 65,664	\$ 73,872	\$ 82,080	\$88,646

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

	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?  
For deeper discussion at  
Meeting #2 . . . .*

## **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

# Next Steps. . .

## **Housekeeping/Administrative Items**

Meeting schedule

Group Name

Agenda Posting on Website (?)

## **Next Steps**

What has already been said/done about Affordable Housing in Town?

What has not been done?

What action steps can we propose to encourage the development of more affordable housing options in Town?

## **Interviews/Survey?**

What data is missing? What information do we need to better inform our plan?