

# Harwinton Housing Strategies: Meeting 03

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# Meeting 03: Overview

**Community Values Statement:** What are our core town values?

**History of Affordable Housing:** Lay-out existing conditions

**Housing Needs Assessment:** Develop plan principles, goals, and actions

**Housing Plan Strategies:** Evaluate local land use and zoning to identify barriers to affordable housing development (sanitary systems, terrain- rocky, hilly, natural resources & conservation)

# Community Values Statement

What are Harwinton's citizens core values? How do they relate to housing?

Can include things like ??

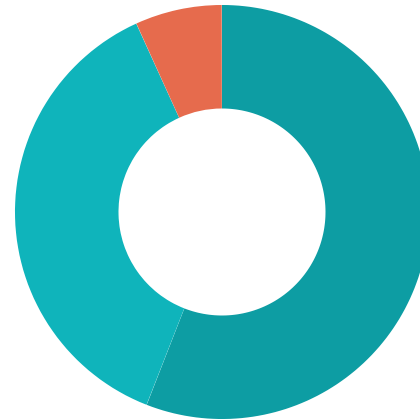
- *Equity*
- *Opportunity*
- *Health & Well-being*
- *Sustainability*
- *Inclusivity*
- *Prosperity*

The Harwinton Plan of Conservation and Development highlights the following goals:

- Protect the natural environment;
- Maintain the rural character;
- Make it an even better place to live (transportation);
- Improve "municipal housekeeping"

# Existing Affordable Housing

## Assisted Housing Units



- CHFA/USDA Mortgages (55.93%)
- Governmentally Assisted Units (37.29%)
- Tenant Rental Assistance (6.78%)

- Harwinton currently has **59 affordable units**, or 2.59% of its housing stock qualify as Affordable
- The average percentage of affordable units in Litchfield County is 5.7%.
- *What percentage should we try to achieve with this 5 year plan?*

# Housing Needs Assessment

Based on our data review, information from the Plan of Conservation & Development, and our own insights, what type of housing is needed?

1. RENTAL HOUSING
2. HOME OWNERSHIP OPPORTUNITIES
3. SENIOR HOUSING

How do we increase our supply of the housing type that we need?

# Housing Plan Strategies

Existing zoning regulations in Harwinton provide for the following; how can we increase and diversify the housing stock? What are our goals around housing?

Current Harwinton Zoning Regulations involving housing:

**Multi-family development:** allowable use via Zone Change and Special Permit  
*Are there areas best suited for MFD?*

**Elderly housing:** allowable with Special Permit  
*Is there an area best suited for senior housing? eg near Town Hall complex?*

**Accessory Dwelling Units:** allowed in business building, allowed in residential zones with Special Permit

# Housing Plan Strategies

- The Town of Harwinton may consider establishing an Affordable Housing Committee to steward the affordable housing plan- work on its implementation as well as identify financial resources to support its proposals.
- The Town of Harwinton may consider a housing trust fund to generate funds to support affordable housing/homeowner repairs. *What will generate funds to support this?*
- The Town of Harwinton may consider a down payment assistance program for first-time homebuyers? *What will generate funds to support this?*
- Adaptive reuse incentives?
- Small loans program for house maintenance?
- Multifamily allowance for workforce housing in residential zones?
- Town owned property to offer lower price land for development of affordable housing?