

TOWN AFFORDABLE HOUSING PLANS

COLEBROOK, CT



AGENDA

- Introduce ourselves
- What's in an Affordable Housing Plan?
 - Purpose
 - Contents
 - Process- public outreach & participation
- What's the role of the Steering Committee?
- Next Steps in planning process
 - Housing Needs Survey?
 - Announce launch of housing plan process
 - Establish regular meeting date



LITCHFIELD COUNTY TOWNS HOUSING PLAN STATUS

■ Adopted plans

- Salisbury (2018)
- Morris (2021)
- Barkhamsted (2021)
- Goshen (2021)
- Washington (2021)
- Warren (2021)
- Norfolk (2021)
- Cornwall (2022)

■ In progress

- Torrington
- Winchester
- Roxbury
- Kent
- Litchfield
- North Canaan
- Sharon
- Burlington
- Colebrook

Why are we doing this? § 8-30j legislation

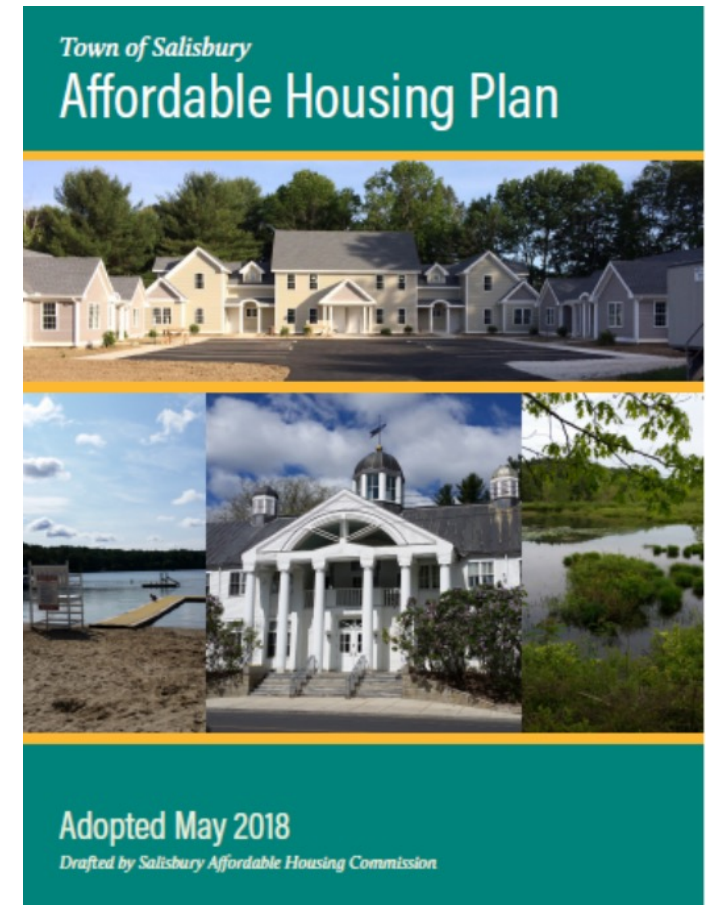
Effective July 2017, with compliance by June 2022:

- At least once **every 5 years** every municipality must prepare or amend & adopt an affordable housing plan
- **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
- The plan must **specify how the municipality intends to increase the number of affordable housing developments** in the municipality
- Following adoption, the municipality must regularly review and maintain their affordable housing plan

TOWN AFFORDABLE HOUSING PLAN

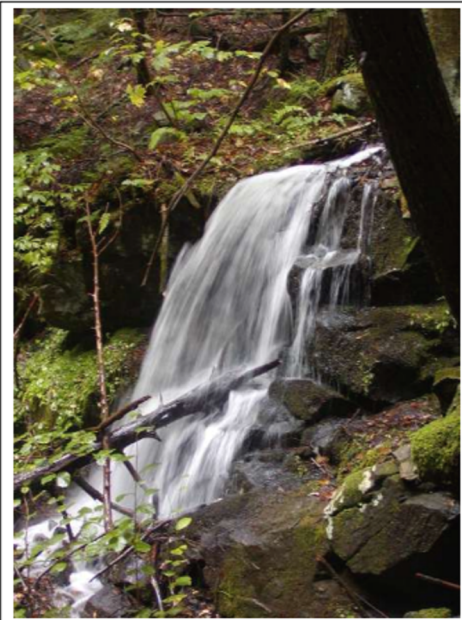
WHAT'S INCLUDED?

- Purpose of Plan
 - Goal, process, steering committee
- Background
 - Town Plan, local housing organization(s), existing AH
- Housing Needs Assessment Summary
 - First-time homebuyers, workforce rentals, seniors, upgrades to existing AH
- Housing Production Goals
- Strategies
 - Zoning
 - Capacity Building
 - Funding resources
- Implementation Plan



HOUSING GOALS: CURRENT TOWN PLAN OF CONSERVATION & DEVELOPMENT

Colebrook Town Plan of Conservation and Development 2014



Goals and Recommendations

The following housing goals, framed within the realms of serving the residents and protecting the rural way of life, are suggested to guide Colebrook's residential development:

1. To encourage safe, decent, affordable, and suitable housing for all of Colebrook's residents.
2. To conserve and protect the quality of existing residential neighborhoods.
3. To renew or rehabilitate obsolete and deteriorating dwelling units.
4. To encourage new dwelling designs that are compatible with existing neighborhoods.
5. To modify the current zoning regulations so as to accommodate the special housing needs of multi-generational families.
6. To encourage energy conservation and the use of sustainable energy sources in residences.
7. To discourage large-scale housing developments in outlying areas.
8. To consider allowing conversion of large houses to apartments or condominiums when adequate water and sewage disposal capacity are available on site and when other zoning requirements can be satisfied.

PROCESS

Housing Needs
Assessment

Survey
Interviews

Mapping (as
needed)

Develop draft
Goals &
Strategies

Public Input
Sessions

Draft Housing
Plan

Public
Input/Revisions

Adoption
Process

- **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).
- **Steering Committee provides input and feedback at each step in the process + helps to engage stakeholders**
- Plan must be adopted by the municipality

HOUSING RESOURCES & FAQs

NHCOG WEBSITE

Northwesthillscog.org/housing

- Regional Housing Needs Assessment
- 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?

WE CAN RETAIN OUR TOWN'S RURAL ENVIRONMENT AND ADDRESS HOUSING NEEDS

The video player shows a scenic view of a small town nestled in a valley, with rolling hills and mountains in the background. The sky is clear and blue. The town has a mix of residential buildings and some commercial structures. A road runs through the center of the town.

Affordable Housing In Northwest Connecticut's Small Towns

"An Investment in The Community"

- Video shows how five small towns (Salisbury, Kent, Norfolk, Cornwall and Washington) have done this.
- Please watch and share video.
- Can find it at nwcthousing.org

WHAT IS AFFORDABLE HOUSING?

Definition of affordable housing:

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

Incomes adjusted annually and by household size.

What qualifies for State's Affordable Housing Appeals list?

Meets the criteria above + is being “assisted” by a state or federal program which assures the affordability remains in place

	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

Example “affordable” rents:

- between \$500 and \$900 for a one-bedroom apartment or
- \$1,100 to \$1,800 for a 3-bedroom apartment.

CURRENT STOCK OF “AFFORDABLE HOUSING” NWCT (2020)*

Town	# of units	% affordable
Barkhamsted	29	1.83%
Burlington	74	2.18%
Canaan	11	1.41%
Cornwall	36	3.57%
Colebrook	9	1.25%
Goshen	7	0.42%
Harwinton	68	2.98%
Kent	67	4.02%
Litchfield	189	4.75%

Town	# of units	% affordable
Morris	32	2.44%
Norfolk	28	2.90%
New Hartford	86	2.94%
Salisbury	42	1.62%
Sharon	36	2.03%
Roxbury	24	2.06%
Torrington	1,794	10.7%
Winchester	609	10.85%
Warren	1	0.12%
Washington	43	2.02%

* Source: CT Department of Housing; Affordable Housing Appeals List

2020 AFFORDABLE HOUSING APPEALS LIST

TOWN	Total Housing Units 2010 Census	Government Assisted	Tenant Rental Assistance	Single Family CHFA/ USDA Mortgages	Deed Restricted Units	Total Assisted Units	Percent Affordable
Barkhamsted	1,589	0	6	23	0	29	1.83%
Colebrook	722	0	1	7	1	9	1.25%
Hartland	856	2	0	8	0	10	1.17%
Norfolk	967	21	2	5	0	28	2.90%
Winchester	5,613	350	167	92	0	609	10.85%



Home sales prices have been rising

Over the last five years median home sales prices have risen in all but one town in our 21-town region.

Sales in 2021 YTD in Colebrook through December show a median sales price of **\$315,000** and an average of **\$308,545** with 22 closed sales.

	Median Sales Price			Average Sales Price
	2016	2020	Change (2016-2020)	2020
Barkhamsted	\$250,000	\$280,000	\$30,000	\$299,678
Burlington	\$300,500	\$350,000	\$49,500	\$367,581
Canaan	\$135,000	\$257,500	\$122,500	\$352,530
Colebrook	\$213,000	\$329,000	\$116,000	\$355,442
Cornwall	\$298,000	\$547,500	\$249,500	\$718,029
Goshen	\$313,750	\$447,500	\$133,750	\$527,794
Hartland	\$260,000	\$253,000	-\$7,000	\$261,744
Harwinton	\$256,000	\$275,000	\$19,000	\$312,289
Kent	\$345,000	\$368,750	\$23,750	\$612,925
Litchfield	\$300,000	\$355,000	\$55,000	\$531,062
Morris	\$292,500	\$379,900	\$87,400	\$456,381
New Hartford	\$230,000	\$290,000	\$60,000	\$310,585
Norfolk	\$166,000	\$365,000	\$199,000	\$549,696
North Canaan	\$159,000	\$175,000	\$16,000	\$205,309
Roxbury	\$550,000	\$730,000	\$180,000	\$993,036
Salisbury	\$425,000	\$646,000	\$221,000	\$912,600
Sharon	\$332,500	\$475,000	\$142,500	\$960,953
Torrington	\$118,500	\$159,900	\$41,400	\$188,336
Warren	\$340,000	\$607,500	\$267,500	\$1,024,135
Washington	\$460,000	\$840,000	\$380,000	\$1,181,772
Winchester	\$145,000	\$178,000	\$33,000	\$254,295

Access to ownership is limited

New homeownership is often delayed by high housing costs, limited diversity in housing type (too many big houses), and student loan debt.

If your household earned the Litchfield County median household income for a renter of \$41,000, \$500 in monthly student loan or car debt, and a \$5,000 down payment, you'd be able to afford a home costing \$115,500.

There is a gap in every town, many extremely large, between what a renter household in Litchfield County could afford and the median priced home in 2020.

In Litchfield County almost half (46%) of young adults, ages 19-34, live in a parent's home.

	Median Sales Price 2020	Gap for Median Renter Household
Barkhamsted	\$280,000	\$164,500
Burlington	\$350,000	\$234,500
Canaan	\$257,500	\$142,000
Colebrook	\$329,000	\$213,500
Cornwall	\$547,500	\$432,000
Goshen	\$447,500	\$332,000
Hartland	\$253,000	\$137,500
Harwinton	\$275,000	\$159,500
Kent	\$368,750	\$253,250
Litchfield	\$355,000	\$239,500
Morris	\$379,900	\$264,400
New Hartford	\$290,000	\$174,500
Norfolk	\$365,000	\$249,500
North Canaan	\$175,000	\$59,500
Roxbury	\$730,000	\$614,500
Salisbury	\$646,000	\$530,500
Sharon	\$475,000	\$359,500
Torrington	\$159,900	\$44,400
Warren	\$607,500	\$492,000
Washington	\$840,000	\$724,500
Winchester	\$178,000	\$62,500

SCOPE OF WORK

EXHIBIT A- SCOPE OF SERVICES

The consultant will carry out the following tasks associated with assisting the Town in completing its Town Affordable Housing Plan:

- Attend up to **eight meetings with the town's Housing Plan Steering Committee** to review housing needs data assessment, develop a community survey, plan for public input sessions, and review drafts of the deliverables. (Attendance at these meetings may be virtual.)
- Plan, organize, and facilitate (as directed by the Housing Plan Steering Committee) **one or two resident input sessions**.
- Assist with the development of and carry out a **web-based (with paper option) survey of residents** on Plan related issues as needed. Collect and analyze responses.
- Collect and analyze demographic, housing, and economic **data** to inform the housing needs analysis and prepare a summary report to inform the Plan.
- **Draft the Plan** to include housing needs data, a summary of the resident input received and stakeholder interviews, goals and strategies. Revise the draft Plan based on local review and input to create a final document.
- **Assist the Town with the Plan adoption process** to meet State statutory requirements.

The following work products will be delivered under this Agreement:

- Summary report on Housing Needs including demographic, housing, and economic data for the Town
- Resident input survey results
- Draft and Final versions of the Town Affordable Housing Plan (electronic pdf format)

NEXT STEPS

- Housing Needs Data Analysis
- Resident Housing Needs Survey?
- Announce launch of Housing Plan process?
- Set next meeting date
 - Regular meeting date/time that will work for all?
 - Meetings open to public; held via Zoom; agendas posted on town website 48 hours in advance.

