

TOWN OF COLEBROOK
HOUSING PLAN STEERING COMMITTEE
Tuesday, January 18, 2022 – 5:00 PM
ZOOM Virtual Meeting

Meeting Minutes

Call to Order

The January 18, 2022, meeting of the Colebrook Housing Plan Steering Committee began at 5:00 PM.

Members Present

Members of the Commission present: Ernie Marmar, Martha Neal, David Sartirana, Laura Bartlett, Cathie Norton, Debbie Crowell, and Marc Melanson.

Also present, Jocelyn Ayer (Center for Housing Opportunity) and Chris Johnstone (First Selectman)

J Ayer gave a presentation covering the following items:

1. Explanation of what affordable housing is.
2. Legislative requirements for affordable housing.
3. What is typically included in a housing plan.
4. Discussed what the town's current housing goals are.
5. The status of other towns in Litchfield County in the development of their plans.
6. What the process is for developing a plan.
7. Gave a list of resources for the members to be able to obtain information.
8. Gave data of how much affordable housing is available in Colebrook and surrounding towns.

(A copy of the presentation is included with the minutes)

The Commission discussed when to have the meetings. The consensus was to hold them every 3rd Monday of the month at 5pm.

The meetings dates are:

February 21st,

March 21st,

April 18,

May 16.

J. Ayer discussed sending out a survey to the residents for input. She said that she had samples that she would send to the members for review and determine which questions should be in the survey.

The survey could be put on the town's website with a link to the survey, in the senior center newsletter, the school newsletter and also sent by the towns email notification system.

The meeting adjourned at 5:50 PM.

Respectfully submitted,

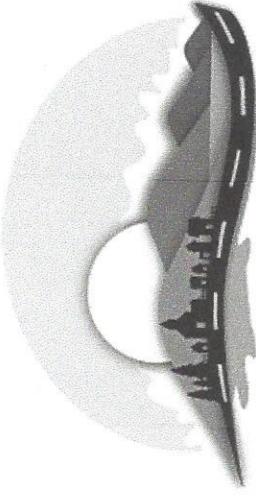
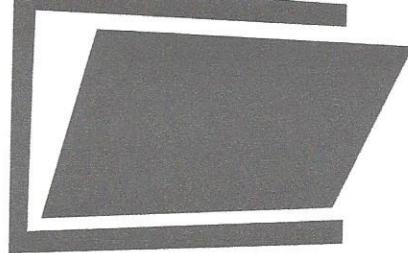
Marc Melanson

Marc Melanson

TOWN AFFORDABLE HOUSING PLANS

COLEBROOK, CT

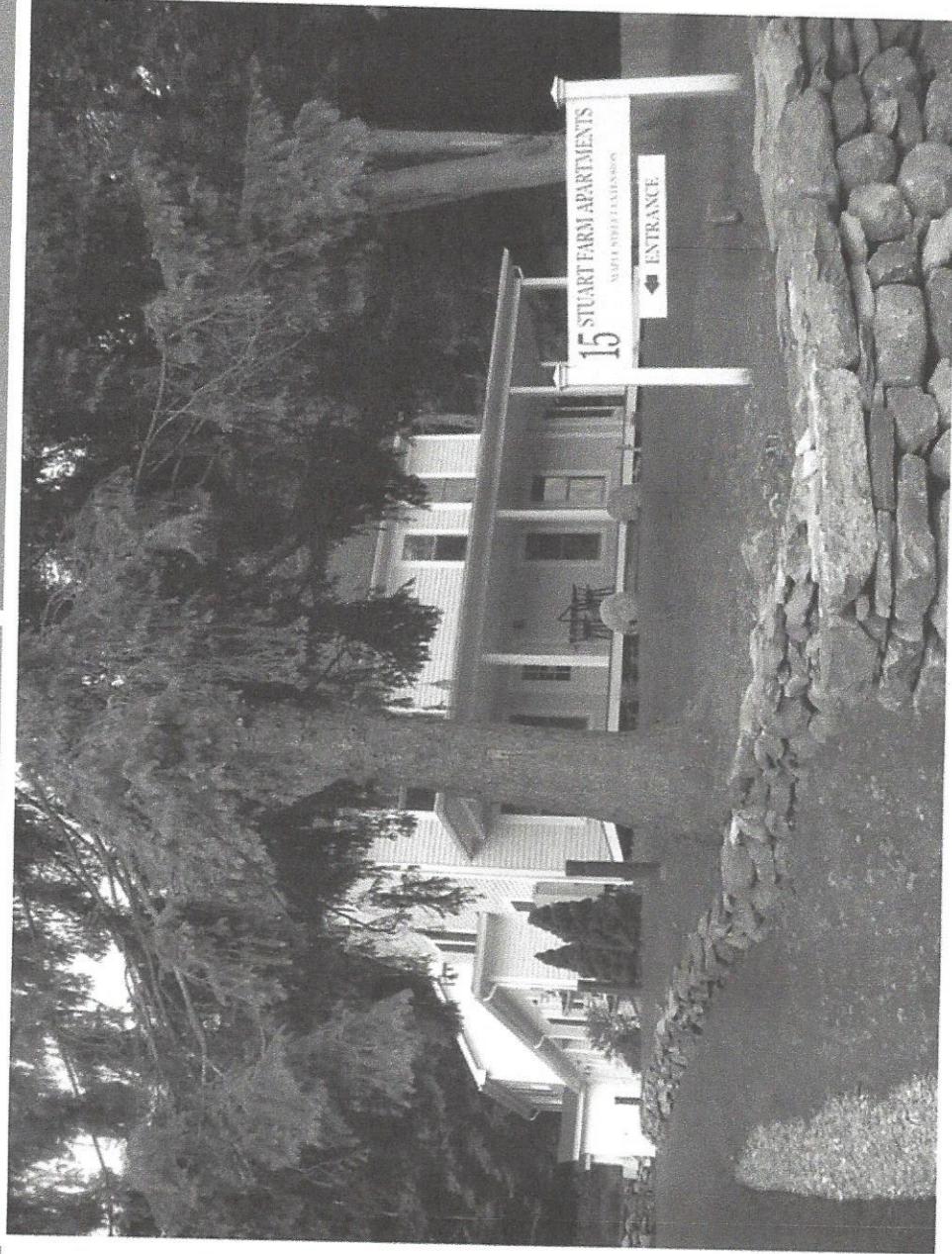
CENTER FOR HOUSING OPPORTUNITY LITCHFIELD COUNTY



NHCOG
— Northwest Hills —
Council of Governments

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

■ In progress

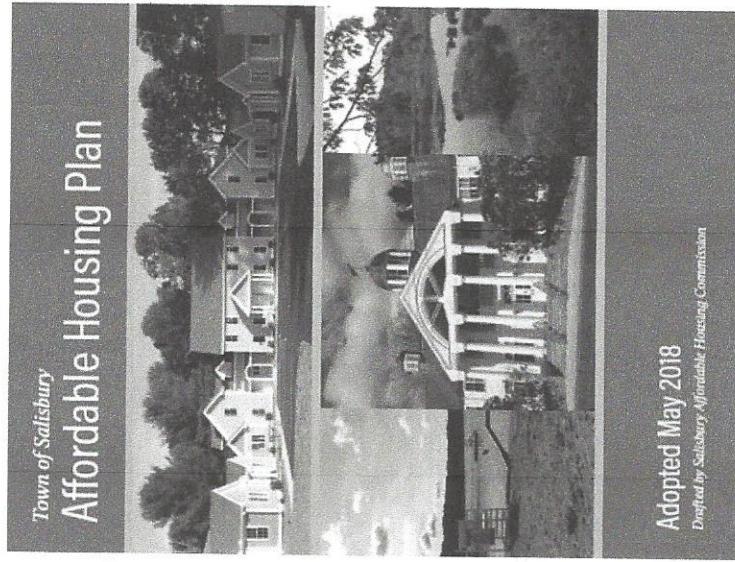
Why are we doing this? § 8-30j legislation

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

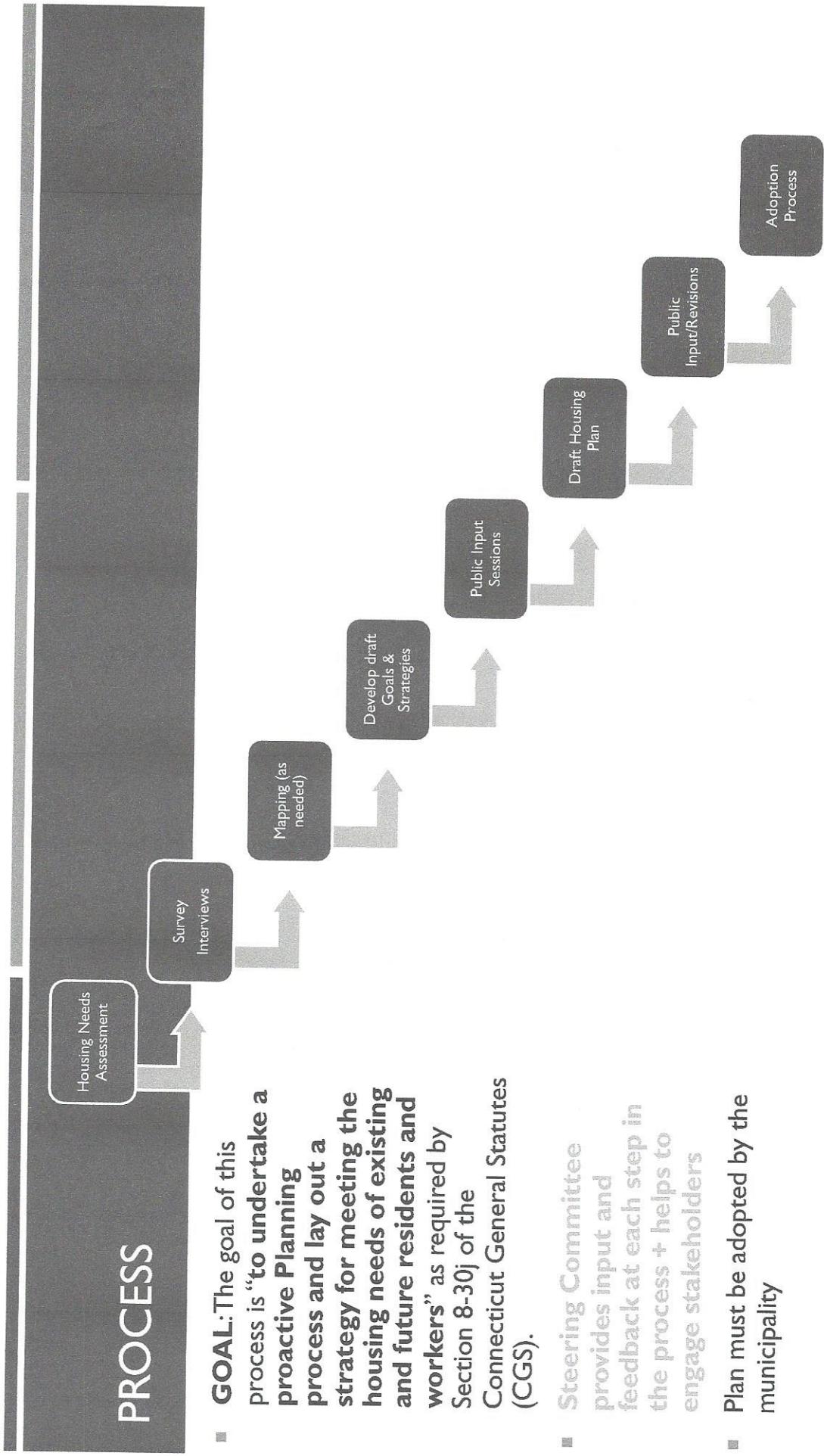
2014

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.





- **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

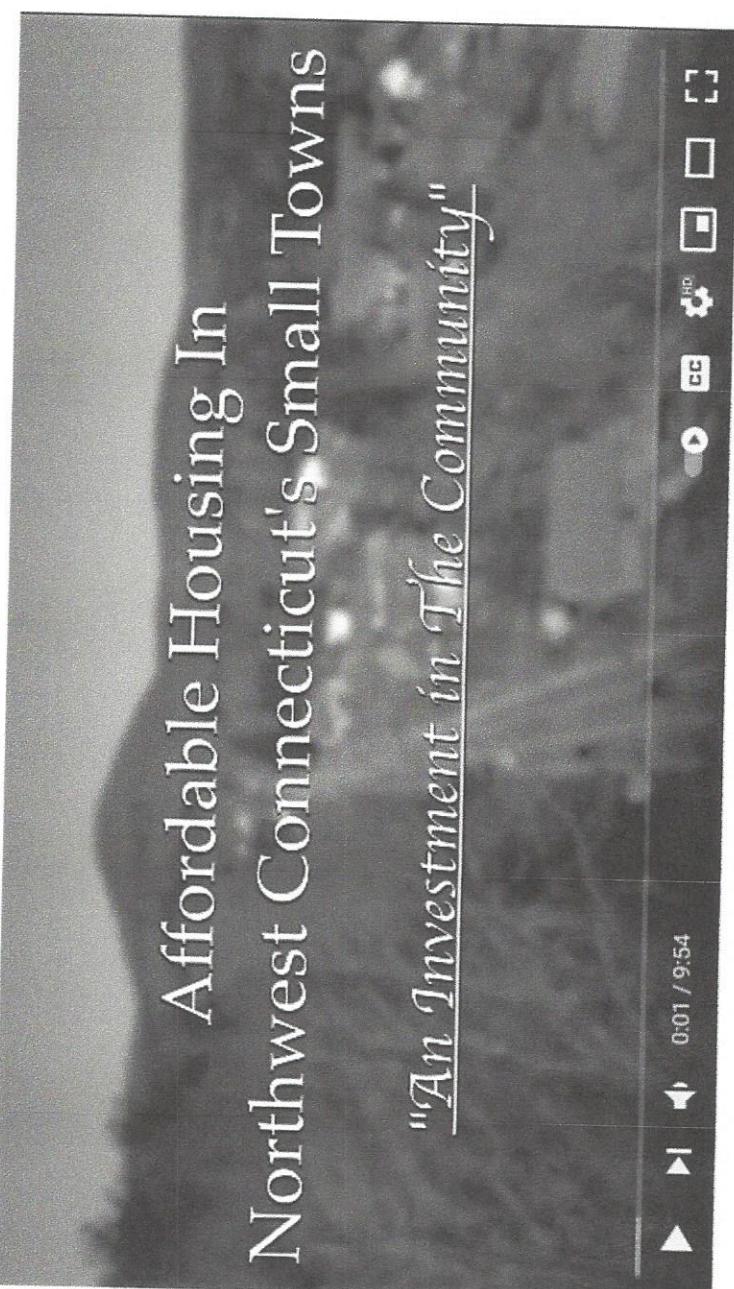
FAQs

- 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?

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.

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



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.

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

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

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	2016	2020	Change (2016-2020)	Average Sales Price
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	\$983,036	
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	

	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

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.

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.

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.

