

Q&A from the Community Conversations Event Hosted by the Hebron Coalition on Diversity and Equity (CoDE) and presented by Pat Gallagher.

3/31/2022

Questions and Answers:

All questions were from event participants. All answers (highlighted in blue) were provided by Pat Gallagher.

Housing Costs and Need

1. Is there a price-income ratio developed specifically for Hebron?
A price-income ratio analysis for Hebron was not conducted as part of the Plan.
2. "Regarding Hebron AH ratio of housing cost to income - you described Hebron's ratio but what are the numbers in terms of the dollar cost of housing currently."
Throughout the state and nation, the cost of housing has increased at a much greater rate than incomes since 2010, as shown on page 3 of the Draft Plan. This trend has accelerated over the last 12 to 24 months.
3. Doesn't the AMI take into account the costs of living? How does that apply to AH
Area median income is calculated regionally. In the case for Hebron, this is for the Greater Hartford Area. Generally, higher cost-of-living areas have higher area median incomes, and thus the price for what is considered "affordable" is higher than in lower cost of living areas.

Affordable Housing Goal

4. It seems that the goal of only 50 units seems like a fairly low bar.
The Affordable Housing Plan Working Group determined that 50 units was an achievable goal. This increase could include up to 40 units at the Rifkin property as well as other units created by private or non-profit developers. This goal would increase the number of affordable units in Hebron by almost 50% over a 5-year period.
5. How was the goal of building 50 AH units over 5 years determined? Why not more? Why not less?
See response to question 4.
6. Should increase that number [50 unit goal in plan] to create a momentum to do more.
The Affordable Housing Plan Working Group determined that 50 units was an achievable goal. The Town can always exceed that number.

Location of Supporting Documents

7. Where can I find a complete copy of the draft plan?
On the Town of Hebron Planning & Development website.

8. Where do we locate the design guidelines established for the village center?

On the Town of Hebron Planning & Development website.

Infrastructure

9. I apologize that this is the first I/m hearing of all this. I live in the center area of Hebron town off of Wall Street.. I am greatly concerned about the water issue in the town ...the town has already drilled into the aquifers that effect our water.

The Town is actively seeking a solution to this issue in cooperation with CT Water. The current plan is to connect the Hebron Center and Amston systems together and to create new water supplies in Amston. The Town is currently seeking state and federal funds for these improvements.

10. Can you describe what the water/sewer issues are in Hebron in the context of encouraging AH developments?

Hebron's sewer district covers areas around Amston Lake and in Hebron Center. The purpose of the system is to promote economic development in Hebron Center and to address areas of town with undersized lots and failing septic systems. The sewer infrastructure and contract are adequate to meet the existing needs of the sewer district. See response to question 9 for water issues.

General Questions

11. What role does the housing authority currently have with these development efforts?

The Housing Authority is currently charged only with overseeing the 25 units of elderly and disabled housing at Stonecroft. Should additional units be built on Town-owned land, the Housing Authority may play a role in the management of those units. However, that has not been determined or finalized.

12. Are we also seeing sustainability or green building/LEED certification in future housing plans?

The Draft Plan does not contain any goals or strategies related to sustainability or green building. However, utility costs are an important factor in overall housing costs. This could be something that the PZC wishes to include in the final Plan.

13. I also thought that the plan of clearing land behind the Library out to Rt 85 was for shopping and businesses not for housing, if that's what you are sayin. Our town is in desperate need of more shopping and restaurants and in my opinion 75 percent of the town center development behind the library is far too much !

The land behind the library is in the Mixed-Use overlay zone which is intended to provide both commercial and residential uses. This specific property was always envisioned for a mix of uses.

14. I am not sure about the percentage of affordable housing Hebron is required to have. We have lived in Hebron since 1986 amongst the apartments and duplexes. The town also has more apartments off of the Millstream Road. Plus other duplexes in town.

Many of these developments are "naturally occurring" affordable housing and meet an important housing need within the community. However, since they are not deed restricted, they do not meet the state definition of affordable housing and do not count towards our 10% goal.

15. "To retain rural village charm, is there any thought to provide a parallel incentive to landowners that would prevent them from selling land for development?"

There is no parallel incentive proposed in the Draft Plan. In order to preserve rural areas of Town, the Draft Plan seeks to concentrate the creation of housing options and choices in Hebron Center, which has access to water and sewer infrastructure and is also near existing businesses and services.

16. Comment: I understand the need for affordable living and its great that there is requirement for each town to have 10 percent but with the cost of living going up constantly on everything from food, to fuel, and just about everything else we purchase have going up more than 4x the income of almost all of us ! .how come there is only an effort to control for affordable housing but not really doing anything proactively to control all the rest of the costs living.!!! I know this is not really answerable by this committee...it's just a comment of the non-reality of really helping people.

The Town cannot control these other costs. The Town can influence housing costs through its zoning regulations and other Town Policies, hence why the Draft Plan is encouraging the Town to evaluate these areas.