



PLANNING FOR HOUSING CHOICES

Overview

The Town of Hebron is preparing an affordable housing plan for the community. Preparation of an affordable housing plan by June 2022 is required by the Connecticut General Statutes (Section 8-30j).

Addressing changing housing needs and promoting diverse housing opportunities are important for the Town of Hebron and its current and future residents. People's housing needs and desires change over the course of their lives and providing for a diverse mix of housing helps ensure that people of all ages and characteristics will be able to find housing in Hebron to meet their needs.

GOAL

Seek to provide for a variety of housing choices in Hebron for people and households of all ages and characteristics.

"Housing is absolutely essential to human flourishing."

Without stable shelter, it all falls apart."

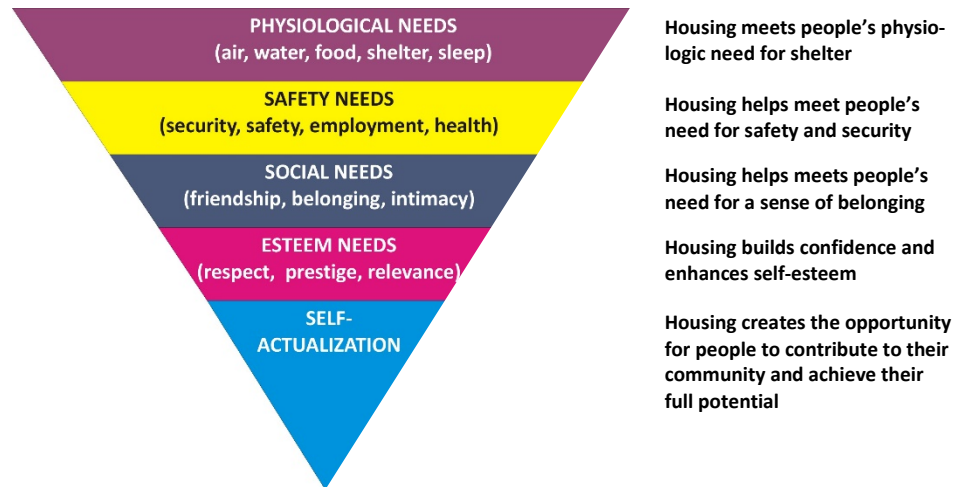
Matthew Desmond,
American Sociologist
Princeton University



Reasons For Addressing Housing

Everyone Needs Housing

Everyone needs housing and for a variety of reasons. In fact, housing plays a part in almost every level of Maslow's "hierarchy of human needs":

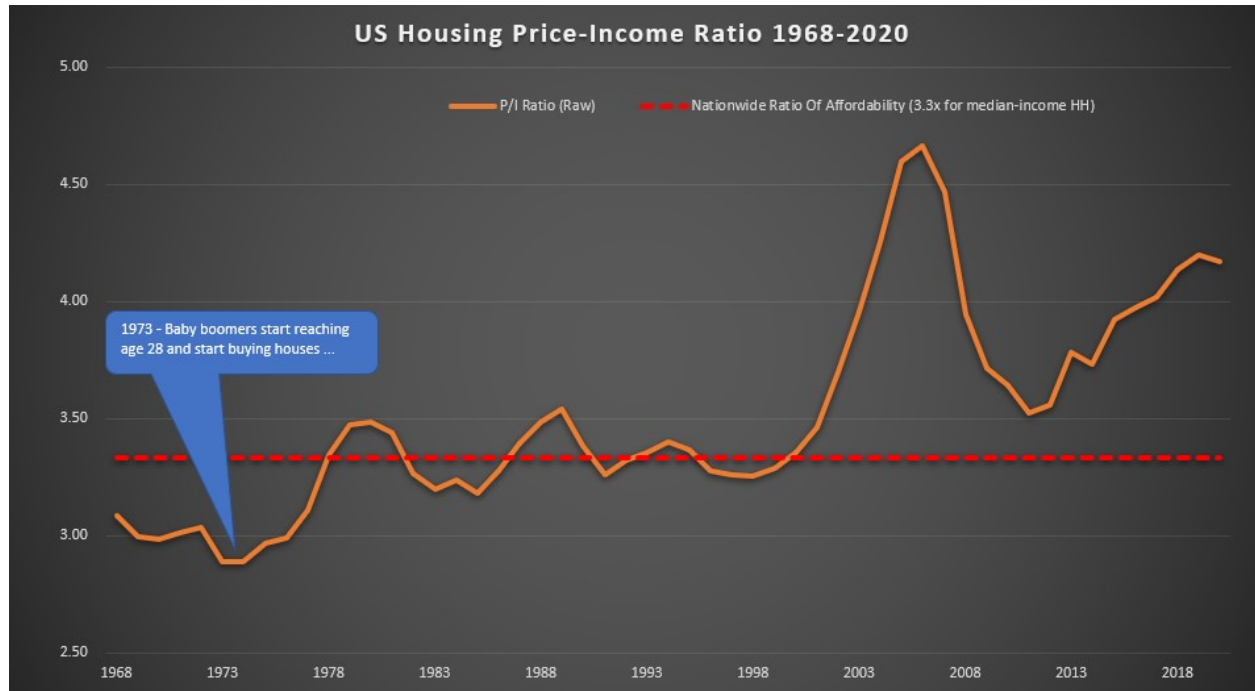


And everyone wants housing that is affordable:

- For households earning more than the average income, they generally have the means to find housing that addresses their income and personal needs/desires.
- Households earning less than the average income, however, have a harder time finding decent housing they can afford or the cost burden of the housing they can find takes away from other life needs (health, transportation, etc.).



Housing is less affordable these days (especially with the “COVID bump”) than it has historically been. The following graph shows the ratio of median house prices to median incomes over time and how it has grown ever higher.



So people need housing and people need housing that is affordable.

Some housing discussions focus mainly on the social responsibility related to addressing housing and housing affordability (equity, desegregation, etc.).

However, housing and housing affordability are also important to the local and regional economy. Research consistently shows that attractive, well-planned housing that is affordable to a range of socio-economic and age groups:

- Provides housing for essential employees (in areas such as emergency services, health care, education, government, retail, etc.),
- Helps retain and attract existing businesses,
- Increases jobs and consumer spending in the surrounding economy, and
- Helps people stay in a community they love through whatever circumstances they may find themselves in.

State Statutes Require Preparation Of An Affordable Housing Plan

CGS Section 8-30j requires Hebron adopt an affordable housing plan by June 2022:

1. *At least once every five years, each municipality shall prepare or amend and adopt an affordable housing plan for the municipality.*
2. *Such plan shall specify how the municipality intends to increase the number of affordable housing developments in the municipality.*

“Such plan shall specify how the municipality intends to increase the number of affordable housing developments in the municipality”

“Affordable housing development” is defined as:

Assisted Housing

- Housing receiving financial assistance under any governmental program for the construction or substantial rehabilitation of low- and moderate-income housing
- Housing occupied by persons receiving rental assistance

Set-Aside Development

- 30% + of the units are deed-restricted
 - 15% affordable to people earning 60% or less of area median income
 - 15% affordable to people earning 80% or less of area median income
- 70% are market rate
- Deed-restrictions are for at least 40 years

Zoning Authority Requires Consideration Of Housing Needs

Hebron, like all Connecticut municipalities, gets its authority to enact zoning regulations from the Connecticut General Statutes (CGS):

1. *Such regulations shall also encourage the development of housing opportunities, including opportunities for multifamily dwellings, consistent with soil types, terrain and infrastructure capacity, for all residents of the municipality and the planning region in which the municipality is located ... (CGS 8-2)*
2. *Such regulations shall also **promote housing choice** and economic diversity in housing, including housing for both low- and moderate-income households, and shall encourage the development of housing which will meet the housing needs identified ... (CGS 8-2)*

Plan Of Conservation And Development Must Consider Housing Needs

State statutes also require that Connecticut municipalities prepare a Plan of Conservation and Development (POCD) at least once every 10 years and the parameters relevant to housing include the following:

1. *In preparing such plan, the commission ... shall consider the ... (2) the need for affordable housing, ... (8) the needs of the municipality including, but not limited to ... housing (CGS 8-23(d))*
2. *Such plan ... shall ... (G) make provision for the development of housing opportunities, including opportunities for multifamily dwellings, consistent with soil types, terrain and infrastructure capacity, for all residents of the municipality and the planning region ... (H) **promote housing choice** and economic diversity in housing, including housing for both low and moderate income households, and encourage the development of housing which will meet the housing needs ... consider allowing older adults and persons with a disability the ability to live in their homes and communities whenever possible. (CGS 8-23(e))*
3. *Such plan may show the commission's ... recommendation for ... the extent and location of public housing projects ... [and] programs for the implementation of the plan, including ... plans for implementation of affordable housing ... (CGS 8-23(f))*

POSSIBLE APPROACH

***More housing choices, including affordable housing,
to meet a variety of housing needs ...***

What Is Affordable Housing?

Type 1 – Cost Burden

Information for Hebron on “housing cost burden” by income will be shared at a later date.

Type 2 – NOAH

Information for Hebron on “naturally occurring affordable housing” (NOAH) will be shared at a later date.

Type 1 – Housing Affordable To Its Occupants

From a public policy perspective, housing is considered affordable if a household spends less than 30 percent of its income on it.

Type 2 – Housing Affordable To People With Moderate Incomes

The common use of the term “affordable housing” refers to housing for persons and households *earning moderate incomes* (typically 80% of area median income or less). Housing costs are much more likely to be a burden for these households and trying to afford decent, safe, and sanitary housing may mean they have to forgo food, transportation, medical care, or other expenses.

Eligible People and Families

	1 person	2 people	3 people	4 people	5 people
Median Income	\$71,820	\$82,080	\$92,340	\$102,600	\$110,808
80% of Median	\$57,456	\$65,664	\$73,872	\$82,080	\$88,646

US Department of Housing and Urban Development (2021)

Distributing household size to unit size and allocating 30% of income to housing cost using the State methodology (RCSA 8-30g-8) results in the following maximum rents and sale prices:

Eligible Rental Rates and Sale Prices

	Maximum Monthly Gross Rent at 80% of AMI	Maximum Sale Price at 80% of AMI (rounded)	
Studio	\$1,038	\$190,287	A 3-person household would need two wage earners at \$15.62 per hour or one wage earner at \$31.24 per hour or salary(ies) at \$62,480 per year to afford a 2BR apartment
1 BR	\$1,265	\$191,532	
2 BR	\$1,562	\$225,607	
3 BR	\$1,931	\$255,090	
4 BR	\$2,288	\$278,029	

Maximum sale price based on a 30-year fixed-rate mortgage @ 3.50% with a 20% down payment (per State DOH guidelines). Funds available to service mortgage determined by deducting the following from the monthly housing allocation (utilities, real estate taxes, insurance, and an allowance for a possible condominium fee).

How Much Type-2 Affordable Housing Do We Have?

The State Department of Housing credits Hebron with having 110 State-defined affordable housing units (Type 2). These units count towards the Affordable Housing Appeals List (110 out of 3,567 units = 3.1%).

2020 Assisted Housing = 56 Units

Property	Total	Family	Elderly/ Disabled
Hillside Farms Apartments 102-108 Wellswood Road	32	32	0
Stonecroft Village (Housing Authority) 14 Stonecroft Drive	23	0	23
Bolton Group Homes 33 Old Colchester Road	1	1	0
	56	33	23

2020 Deed-Restricted = 0 Units

Property	Street Address	Total	Expiration
(none)		0	

BONUS CATEGORIES!

Tenant Rental Assistance = 3 units

CHFA/USDA Mortgages = 51 units

Stonecroft Village



Hillside Farms



Proposed Approach

A three-phase approach to preparing the Hebron Affordable Housing Plan is recommended.

1 Scoping / Researching

NOVEMBER

1. Meet with the Town Planner (and any other relevant Town staff) to discuss/confirm the overall goals of the project (1 meeting)
2. Meeting with the Affordable Housing Plan Working Group to discuss/confirm the overall goals of the project (1 meeting)
3. Review existing plans, studies, and documents to identify impediments / opportunities relative to affordable housing development:
 - a. Plan of Conservation and Development and Land Use Regulations (Zoning, Subdivision)
 - b. Regulatory and non-regulatory constraints to development of affordable housing
 - c. Existing housing supply including existing “affordable housing” (naturally occurring, assisted, deed-restricted, Housing Authority, etc.)
 - d. Demographic patterns / socio-economic trends / housing trends
 - e. Possible housing opportunity areas
4. Obtain information from the Town (to be provided by the Town) on strategies the Town has taken in terms of encouraging as variety of housing
5. Prepare a summary report outlining issues / findings
6. Meeting to discuss summary report of issues with the Affordable Housing Plan Working Group (1 meeting)

DECEMBER

7. Community survey to get input on housing related issues and topics (1 meeting)

2 Organizing / Strategizing

JANUARY

1. Prepare a summary report outlining possible strategies to address housing related issues / needs
2. Meeting to discuss possible strategies with the Affordable Housing Plan Working Group(1 meeting)

3 Preparing / Adopting

FEBRUARY

1. Prepare draft affordable housing plan including:
 - a. A list of goals, policies, and action items to increase the amount of affordable housing in Hebron
 - b. Recommendations regarding new and/or modified Town regulations and policies
 - c. Identification of areas/parcels identified as potentially able to support a variety of housing densities
 - d. An implementation table.
2. Meeting to discuss draft affordable housing plan with the Affordable Housing Plan Working Group (1 meeting)

MARCH

3. Meeting to get community input draft Plan (1 meeting)









APRIL

4. Revise draft Affordable Housing Plan, if needed
5. Finalize Affordable Housing Plan with Affordable Housing Plan Working Group
6. Issue proposed Affordable Housing Plan

MAY

7. Present the Affordable Housing Plan at a public hearing on adoption in accordance with CGS 8-30j (1 meeting)

Anticipated Schedule

	2021 Oct. Nov. Dec,	2022 Jan. Feb. Mar.	Apr. May June
1. SCOPING / RESEARCHING			
Kick-off meeting(s)			
Research / material review			
Discuss issues / findings			
Community Survey			
2. ORGANIZING / STRATEGIZING			
Discuss possible strategies			
3. PREPARING / ADOPTING			
Discuss preliminary housing plan			
Public Input Session			
Finalize AH Plan			
Public Hearing To Adopt AH Plan			