



POSSIBLE HOUSING STRATEGIES

Overview

The Town of Hebron is preparing a housing plan as required by the Connecticut General Statutes (CGS Section 8-30j). That statute states that:

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

CGS Section 8-30g defines “affordable housing development” as a proposed housing development which is:

- Assisted housing, or
- A set-aside development [contains deed-restricted units].

This booklet is intended to outline possible strategies to be considered for inclusion in the housing plan.

POSSIBLE GOAL

Provide for a variety of housing options in Hebron to:

- ***expand housing options and choices, and***
- ***help meet the housing needs of households of all ages, sizes, incomes, and characteristics.***

1 Utilize Town-Owned Land to Help Meet Affordable Housing Goals

The Town of Hebron has identified two Town-owned properties in Hebron Center that have the potential to help address housing needs.

- The Rifkin Property - Adjacent to existing elderly housing (can also support an enlargement of the Senior Center in the future).
- The Horton Property - Purchased for establishment of a municipal complex (possibly including affordable housing).

Both properties are located within the sewer and public water service areas, and are located within walking distance to businesses and community services in Hebron Center, making them ideal locations for affordable housing.



Possible Strategies

1. Continue planning and pre-development work on the Rifkin Property.
2. Continue to support an affordable housing component as part of long-range planning efforts for a municipal campus on the Horton Property.
3. Evaluate properties obtained through tax sale/foreclosure and consider devoting them to affordable housing.

2 Explore Zoning Regulations Changes to Encourage the Creation of Affordable Housing

The Zoning Regulations could be modified to encourage the creation of affordable housing units **and/or manage them better**.

Possible Strategies

1. Modify the definition of affordable housing in the Zoning Regulations to “households that make 80% or less of area median income” to align local regulations with the statutory requirements of C.G.S Section 8-30(g).
2. Modify the definition of affordable housing in the Zoning Regulations to “at least forty (40) years” to align local regulations with the statutory requirements of C.G.S Section 8-30(g).
3. Explore both incentive-based and requirement-based approaches to inclusionary zoning for multi-family developments in the Mixed-Use Overlay Zone and Village Square zones with five or more units.
4. Evaluate whether the Planned Residential Development regulations (Section 2.F.4) can be further streamlined or incentivized to promote affordable housing.
5. Consider modifying Section 2.F.3 to allow deed-restricted affordable housing more broadly, not just housing for the elderly (and not necessarily require a certificate of need” from the Housing Authority).

3 Consider Other Approaches To Help In Providing And/Or Managing Affordable Housing

Hebron could consider other approaches to help in providing and/or managing affordable housing.

Possible Strategies

1. Designate a Committee / Commission / Working Group (or improve coordination between existing groups) to:
 - a. Monitor / address housing related issues / strategies.
 - b. Update the Affordable Housing Plan every five years.
 - c. Inform / educate community leaders, organizations, and residents.
2. Provide support to the Committee / Commission / Working Group (or existing groups):
 - a. Designate one or more staff persons
 - b. Consider intermunicipal or regional (CRCOG) approaches.
3. Guide non-profit organizations (such as local churches) and private developers seeking to establish affordable housing in Hebron.
4. Consider possibilities for public-private partnerships for the construction and/or management of affordable units.
5. Prepare standard documents so that all deed-restricted developments follow the same parameters (Housing Affordability Plan, Fair Housing Marketing Plan, Affordability Deed Restrictions, etc.).
6. Establish a procedure for approving the designation (and any change) of the administrator of the Housing Affordability Plan.
7. Identify state and federal funding sources that can be used for planning and construction of assisted housing developments.

4 Explore Ways To Encourage More Diverse Housing Choices Generally

Hebron could make other changes (policy and/or regulation) to encourage the more diverse housing options and choices in appropriate areas even though such units might not meet State criteria for affordable housing.

Possible Strategies

1. Modify the accessory apartment regulations to allow detached accessory apartments, in accordance with new statutory requirements.
2. Explore the potential expansion of the Mixed-Use Overlay District to additional areas within the Main Street (MS) Zone.
3. Consider allowing additional “middle-housing” types such as 3-4 family homes, townhomes, cottage courts, and courtyard buildings (multi-family) within the Mixed-Use Overlay District and Village Square zones.
4. Consider adopting regulations that require or incentivize age friendly “universal design” principals in new multi-family developments

Some Examples Of Types Of “Middle Housing”

Two Family



Four-Family



Cottage Court



Townhouses



Courtyard Building



Courtyard Building



Design Guidelines

Hebron adopted Design Guidelines in 2013 and these are referenced in the Zoning Regulations.



5 Guide Design

The design of higher density housing can be important in terms of assimilating higher density housing into Hebron.

Possible Strategies

1. Confirm that Hebron's design guidelines will continue to provide appropriate guidance with regard to higher density development.

6 Possible Future Approaches

Possible Future Strategies

1. Work with Connecticut Water Company to ensure there is ample water supply to support future development projects in Hebron Center, including affordable housing.
2. Investigate establishing a Housing Trust Fund to support affordable housing programs.
3. Evaluate whether to extend the term of deed restrictions beyond the statutory minimum of 40 years.
4. Investigate whether/how to address the "value increment" which can occur at the expiration of the deed restriction period.
5. In the future, consider investigating ways to use tax incentives (tax credits, fixing assessments, tax abatements, tax -increment financing, etc.) to support creation of affordable housing (assisted housing or deed-restricted housing units).



Planimetrics

70 County Road, Simsbury, CT 06070 860-913-4080