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By Darlene Brady at 12:44 pm, Nov 03, 2021

Town of Kent

Housing Plan Steering Committee

October 26, 2021

7:00-8:00pm

Meeting held via Zoom

ATTENDED BY: Jean Speck, Leah Pullaro, Tegan Gawel, Justin Potter, Virginia Bush, Matthew Winter, John Johnson, and Connie Manes. Planning Consultant in attendance: Jocelyn Ayer.

MINUTES:

The Committee members introduced themselves and their affiliations in the Town of Kent. Then Ayer outlined the purpose of a housing plan, typical table of contents for a housing plan, what the planning process can look like and what the role of the Steering Committee will be. Ayer showed slides to explain these topics which are attached here for reference.

Ayer described a short 10 minute video that was created that shows what affordable housing looks like in 5 towns in our region including Kent, CT and asked committee members to please review the video which can be found here: <https://www.youtube.com/watch?v=hh44leURLds&t=4s>

The slides Ayer presented (attached here) also define “affordable housing”, show how much of this type of housing Kent has now and reviews a few other data points around housing cost burdened households and median home sales prices.

In terms of next steps with the Housing Plan process, Ayer noted that many of the towns she has worked with have conducted resident housing needs surveys. She will send example survey questions to the committee prior to the next meeting for their review and the committee can discuss them at the next meeting. It was noted that the Planning & Zoning Commission has just done a resident survey as part of the Commission’s Town Plan of Conservation and Development update process. Matthew Winter said that he would send a link to those survey results. Connie Manes noted that another local committee is also planning to survey residents on possible uses of municipal American Rescue Plan Act funding. The Committee will review the example survey questions before the next meeting and discuss them at the next meeting.

Connie Manes expressed a desire to see some neighboring town’s affordable housing plans. Virginia Bush noted that Salisbury’s plan includes a list of properties on which housing can be built. Ayer will send these examples to the Committee as well. Ayer cautioned the Committee members not to jump into discussions around possible solutions to Kent’s housing needs just yet. At this step in the planning process it is good to look at the data and survey results to better define the town’s housing needs before stepping into possible solutions.

Finally, the committee discussed setting a regular meeting date and time for monthly meetings going forward. Due to the holidays in November and December it was decided that we should do a poll to find a date for the next meeting when most members can be available. Ayer said she would send the poll out. The next meeting will be noticed on the town website at least 48 hours ahead of the meeting.

Meeting adjourned.

TOWN AFFORDABLE HOUSING PLANS

KENT, CT



10 NHCOCG Towns with housing plans underway:

- Barkhamsted,
- Canaan,
- Cornwall,
- Goshen,
- Harwinton,
- Morris,
- Norfolk,
- Washington,
- Warren
- Torrington

AGENDA

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



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

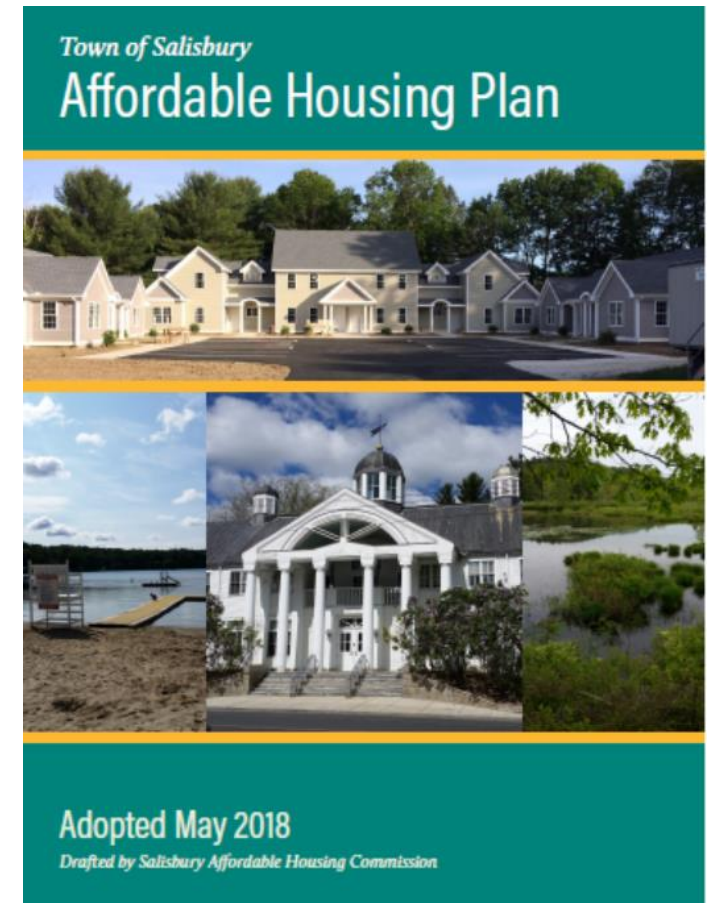
Effective July 2017, with compliance by June 2022:

- 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

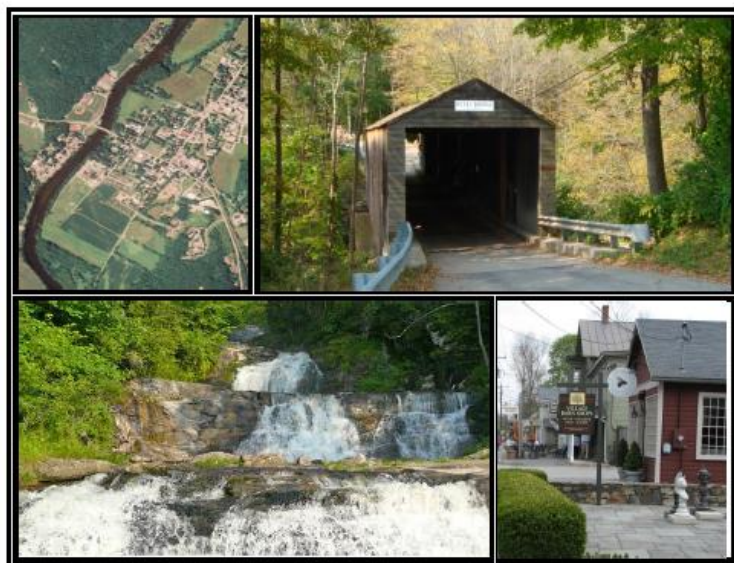
WHAT'S INCLUDED?

- 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





KENT CONNECTICUT 2012 PLAN OF CONSERVATION AND DEVELOPMENT



KENT PLANNING AND ZONING COMMISSION

JANUARY 10, 2013

Guide Our Community's Development			
Immediate Actions	1. Provide in zoning regulations that new development or redevelopment in the Village Center incorporates master planning.	PZC; ARB	<input type="checkbox"/>
	2. Undertake a comprehensive planning study of infrastructure needs and options, open space acquisition, municipal and other public facilities, vehicle and pedestrian traffic management, and other factors to guide the future development of the Village Center.	PZC; LAC; EDC	<input type="checkbox"/>
	3. Work with the Regional Planning Collaborative to install Village Center directional and informational signage.	PZC; ARB	<input type="checkbox"/>
	4. Initiate a study of traffic, existing road conditions, and improvement options on Route 7 through the Village Center and request DOT consideration of improvements.	PZC	<input type="checkbox"/>
	5. Establish and support an Economic Development Commission.	BOS	<input type="checkbox"/>
	6. Create a permanent housing oversight group.	KAH; BOS	<input type="checkbox"/>
Near-Term Actions	7. Provide incentives in zoning regulations to provide open spaces, public infrastructure improvements, shared parking and parking access, interconnecting pedestrian access, and other public benefits.	PZC; LAC	<input type="checkbox"/>
	8. Review Village Center and Village Commercial District zoning regulations to address economic development opportunities, including consideration of commercial district boundaries, additional permitted uses, and allowing more permitted uses by site plan approval.	PZC; ARB; EDC	<input type="checkbox"/>
	9. Review statutory options, the Kent Build-Out Analysis (Appendix C), and recent development trends to identify potential improvement to residential development regulations including mandated conservation developments in specified rural residential areas.	PZC; CC; LAC	<input type="checkbox"/>
	10. Work with private property owners to design and incorporate into future development plans and Town capital improvement plans a Main Street bypass road connecting the Kent Green shopping area to Maple Street and the Industrial District (see also Community Needs section).	PZC; EDC; BOS	<input type="checkbox"/>
	11. Review the existing zoning regulations for the Industrial District and consider adding to the permitted uses to include commercial, professional, medical, and mixed uses.	PZC; EDC	<input type="checkbox"/>
	12. Develop plans and work with other interests to coordinate future development and uses with existing conditions in the Bulls Bridge area.	PZC; BOS	<input type="checkbox"/>
	13. Revise zoning and subdivision regulations to require application of state-of-the-art low impact development and storm water management techniques.	PZC; CC	<input type="checkbox"/>
	14. Identify and promote the Town's preferences for development and implementation of additional rail service.	PZC; BOS; CC; EDC; ChCo	<input type="checkbox"/>
	15. Evaluate regulatory revisions to promote more affordable housing opportunities in Kent.	KAH; PZC	<input type="checkbox"/>
Evaluation for Future Action	16. Consider necessary public improvements to Village Center infrastructure and include in future municipal capital plans and grant proposals as appropriate.	PZC; ARB; EDC; ChCo	<input type="checkbox"/>
	17. Prepare plans for ensuring that adequate overflow parking is available for special events and Village Center activities.	EDC; ChCo	<input type="checkbox"/>
	18. Evaluate the commercial potential for additional professional services and identify appropriate regulatory revisions to encourage such uses.	EDC; ChCo	<input type="checkbox"/>
	19. Monitor use and development trends in the Industrial District and evaluate potential expansion of District boundaries as warranted.	PZC; EDC	<input type="checkbox"/>
	20. Evaluate regulations controlling home occupation uses and monitor such uses for possible regulatory improvements.	PZC	<input type="checkbox"/>
	21. Review and refine preservation area priorities and delineations, consider requiring conservation subdivision designs in designated preservation areas.	PZC; CC; LAC	<input type="checkbox"/>

PROCESS

Housing Needs
Assessment

Survey
Interviews

Mapping

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



- Video shows how five small towns (including Kent) in the region 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%
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
Cornwall	1,007	28	2	6	0	36	3.57%
Kent	1,665	58*	4	5	0	67	4.02%
Sharon	1,775	32	1	3	0	36	2.03%
Washington	2,124	14	2	4	23	43	2.02%
Warren	811	0	0	1	0	1	0.12%

- *Included in this number?
- South Common- 24
 - Stuart Farms (1-3) – 13
 - Templeton Farms -24

AFFORDABLE HOUSING WAITING LISTS

- Last Requested update in Nov. 2020 (will update)
- In Kent there were:
 - 49 seniors (on Templeton Farms list)
 - 38 households (on Stuart Farms & South Commons lists)
- In total in the smaller towns in NWCT there are 508 households on waiting lists for affordable rental housing; 245 are seniors.
- At Templeton Farms that wait can be 5+ years to get off waiting list

Kent	Stuart Farm Apts 15 Maple St. Ext	16	16: 6- 25%, 8- 50%, 1- 60%, 1- 80%	
Kent	Stuart Farm Apts-phase 3		16: 6- 25%, 8- 50%, 1- 60%, 1- 80%	
Kent	Stuart Farm Apts-phase 2		16: 6- 25%, 8- 50%, 1- 60%, 1- 80%	
Kent	South Common 22 South Commons Rd	22	22: 7- 25%, 14- 50%, 1- 60%	
Kent	Templeton Farms 16 Swifts Lane	49	49- 1 bedroom, 6-2 bedroom. All 25%	5-6 years

10,568
Households in
NWCT are
housing cost
burdened
-366 are in Kent

Households are
considered
“housing cost
burdened” if they
spend more than
30% of their income
on housing.

	Percent	#
Barkhamsted	29.30%	269
Burlington	23.70%	600
Canaan	35.17%	102
Colebrook	20.11%	76
Cornwall	44.26%	158
Goshen	29.19%	174
Hartland	31.97%	147
Harwinton	36.32%	409
Kent	49.39%	366
Litchfield	35.15%	832
Morris	42.43%	258
New Hartford	30.79%	564
Norfolk	52.74%	250
North Canaan	36.62%	438
Roxbury	47.58%	285
Salisbury	46.79%	511
Sharon	49.50%	174
Torrington	37.49%	4,064
Warren	32.46%	110
Washington	33.06%	323
Winchester	38.11%	458
	TOTAL	10,568

Source: 2015-2019 ACS

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 Kent through September show a median sales price of **\$480,000** and an average of **\$712,000** with 33 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

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.



NEXT STEP: SURVEY TYPES & QUESTIONS

1. Residents Housing Needs Survey

- Goals- start to engage residents in process
- Hear what they think the needs are + specific needs of their family

2. Worker Survey

- For those who work in town but do not currently live in town

The screenshot shows a web browser window with the address bar displaying 'surveymonkey.com/r/BARK_housing'. The survey title is '- Barkhamsted Housing Plan Steering Committee'. A note states: 'Please note: This survey will inform a long-term Housing Plan for the Town of Barkhamsted and is separate from the work of the Barkhamsted Housing Trust which is a private, non-profit organization.' The first question is '1. Please select the option that best represents your current housing situation in Barkhamsted:'. It has six radio button options: 'Own a single family home', 'Own a unit within a multiple unit building (townhouse or condominium)', 'Renting a single family home', 'Renting in a building with multiple units', 'Renting an apartment in or on the property of a single family home (over the garage/ backyard, or attached to the home)', and 'Other (please specify)'. Below the 'Other' option is a text input field. The second question is '2. Please select the option that best represents who you live with (check all that apply):'. It has a checkbox option 'I live alone'.

→ surveymonkey.com/r/BARK_housing

- *Barkhamsted Housing Plan Steering Committee*

Please note: This survey will inform a long-term Housing Plan for the Town of Barkhamsted and is separate from the work of the Barkhamsted Housing Trust which is a private, non-profit organization.

1. Please select the option that best represents your current housing situation in Barkhamsted:

☐ Own a single family home

☐ Own a unit within a multiple unit building (townhouse or condominium)

☐ Renting a single family home

☐ Renting in a building with multiple units

☐ Renting an apartment in or on the property of a single family home (over the garage/ backyard, or attached to the home)

☐ Other (please specify)

2. Please select the option that best represents who you live with (check all that apply):

☐ I live alone