

PRELIMINARY HOUSING PROGRAM FOR STRATFORD



Overview

The Town of Stratford is preparing a housing plan as required by State law. This booklet presents a preliminary housing program for refinement by the Housing Partnership before sharing it with the community.

Overall objectives may include:

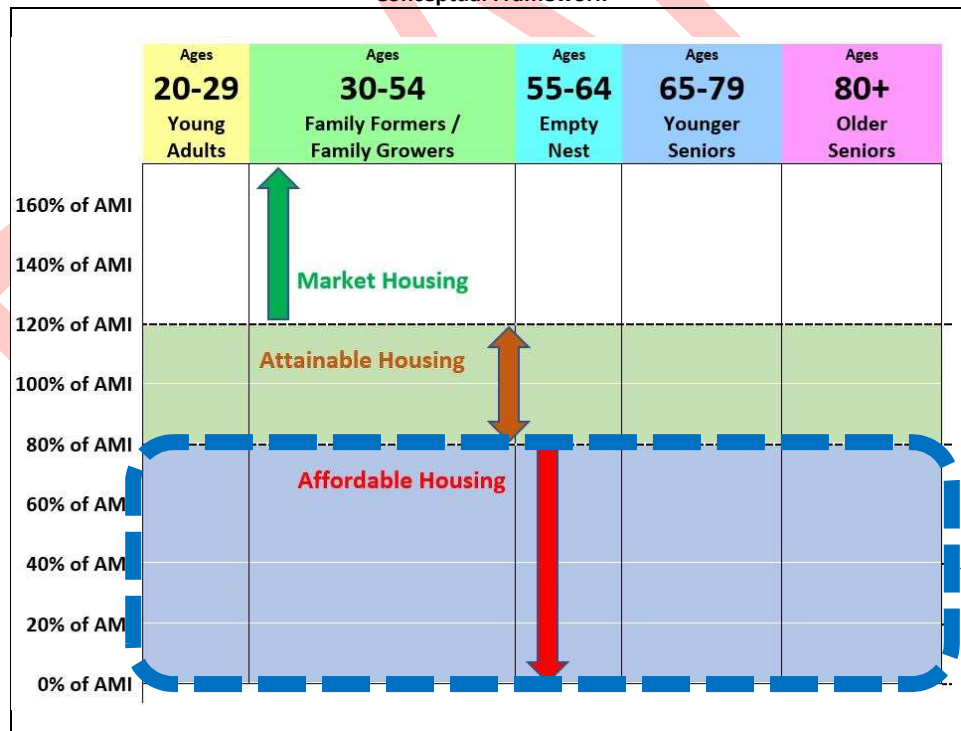
- Meet overall housing needs,
- Increase the number of affordable housing units, and
- Continue to make progress towards becoming exempt from the Affordable Housing Appeals Procedure.

“A vision must be followed by the venture.”

It is not enough to stare up the steps - we must step up the stairs.”

Vance Havner
Revivalist

Conceptual Framework



Background

State statutes now require that Stratford prepare an affordable housing plan ...

1. Every municipality in Connecticut is required to adopt an “affordable housing plan” by June 2022 and update it every five years thereafter (CGS 8-30j) ...
2. The plan “shall specify how the municipality intends to increase the number of affordable housing developments in the municipality” ...

Housing is a key part of Stratford’s Plan of Conservation and Development ...

3. Housing is a key element of the 2014 Plan of Conservation and Development ...
4. An update to Stratford’s Plan of Conservation and Development is due in 2024 ...
5. Housing is expected to be a key element of the 2024 Plan of Conservation and Development ...

Stratford’s Housing Partnership is looking at how to address housing needs and opportunities ...

6. Stratford has had a “Housing Partnership” since 1990 ...
7. The Housing Partnership was recently reconstituted and reinvigorated to address housing needs and opportunities in the community ...
8. Planning now for the housing needs of the future is important since housing production takes time and relies primarily on the private market ...

GOAL

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

Quick Facts

Housing is considered *affordable* if ...

1. A household spends less than 30 percent of its income on housing related expenses ...
 - a. Households with **above average** incomes can choose to spend more on housing (and can generally afford it) ...
 - b. Households with **below average** incomes may not be able to find housing at 30 percent of their income and/or may have to compromise in other areas (food, healthcare, transportation, education, etc.) ...

The term “*affordable housing*” means ...

2. Housing affordable to households earning 80% or less of median income and spending no more than 30% of their income on housing- ...
3. For Stratford , 80% of median income (rounded) =

	Stratford Only	Metro Area
1-person household	\$30,000	\$57,000
2-person household	\$68,000	\$66,000
3-person household	\$77,000	\$74,000
4-person household	\$82,000	\$82,000
5+ person household	\$93,000	\$89,000

4. In Stratford, this roughly translates to the following:

	Unit Size	Monthly Gross Rent	Estimated Sale Price
1-person HH	Studio	\$1,100 *	\$79,000 *
2-person HH	1 BR	\$1,670	\$182,000
3-person HH	2 BR	\$1,890	\$201,000
4-person HH	3 BR	\$2,050	\$206,000
5+ person HH	4+ BR	\$2,275	\$223,000
		Averaged between local and metro incomes *Studio rent ranges from \$750 per month to \$1,440 per month	Based on 30-year fixed-rate mortgage at 3.5% with 100% financing and PMI after deducting an allowance for utilities, insurance, taxes, condo fees

Summary Of Findings

Stratford may need more housing units in the future because:

1. Stratford's population is projected to increase in the future ...
2. Household sizes are getting smaller so more units may be needed needed to accommodate the same number of people ...

Stratford may need more units of different types of housing in the future because:

3. Stratford wants to be a vibrant community with a variety of ages and interests ...
4. Single-family detached homes do not meet everyone's housing needs or desires ...
5. Stratford's median age is getting older and people have different housing needs at different ages / life stages ...
6. About 27% of Stratford's population is over age 60 and "empty nester" and "elderly" households may want smaller units in order to:
 - a. simplify their living arrangements
 - b. reduce property maintenance requirements (grass cutting, snow clearing, gutter cleaning, leaf raking, etc.)
 - c. have access to more amenities
 - d. be closer to other people
 - e. reduce housing costs
7. About 60% of all Stratford households consist of 1-2 people and they may need or want smaller units with less maintenance, lower costs, etc. ...
8. About 2/3rds of all housing units in Stratford were built before 1970 and may not reflect current and/or future housing needs and desires ...
9. Stratford wants to be a "family-friendly" community and providing new housing choices for existing residents may open up existing housing to new families ...

Stratford may need (or want) more housing units which are more affordable because:

1. Even though Stratford has thousands of housing units which sell or rent at prices which make them affordable to people earning 80 percent of the median income or less:
 - a. These units are not restricted to sell or rent at affordable price levels ...
 - b. They do not count towards the State’s Affordable Housing Appeals Procedure ...
 - c. As a result, private developments containing affordable housing may not have to comply with local zoning regulations ...
2. Even though Stratford is credited by the State for having 1,347 affordable housing units, the need for government assisted elderly housing and government assisted family housing far outstrips the supply and the waiting period is several years:
 - a. Government assisted elderly units (313 units)
 - b. Government assisted family units (211 units)
 - c. Tenant rental assistance (424 units)
 - d. Owner mortgage assistance (366 units)
 - e. Deed restricted to affordable price levels (33 units)
3. About 5,900 owner households and 2,600 renter households in Stratford **today** are considered “cost-burdened” since they are spending more than 30 percent of their income on housing ...
4. People are living longer and may have to afford housing over a longer period of time ...
5. About 22% of Stratford households rely on retirement income ...
6. There is a **3-year waiting list** for government assisted elderly housing for people who may need lower cost housing now ...
7. While the number of elderly residents in Stratford has increased, the net number of Housing Authority elderly units has gone down since units are also being occupied by disabled persons ...
8. Stratford is subject to the Connecticut “Affordable Housing Appeals Procedure” (zoning override) because less than 10% of the housing stock meets the State criteria (Stratford is at 6.4%)

Potential Strategies

1.0 Enable Development Of New Housing To Meet Needs

1.1 Fit New Housing Into Stratford’s Overall Structure

1.1.1 Maintain TOD Regulations Near Train Station / Downtown

- Promote mixed-use, pedestrian-friendly, rail transit -oriented development
- Support existing businesses / encourage new businesses
- Maintain / enhance the overall “sense of place”

1.1.2 Enable / Support Mixed-Use Redevelopment Of Commercial Sites On Arterial Roads

- Promote mixed-use, pedestrian-friendly, bus transit -oriented development
- Support existing neighborhoods
- Maintain / enhance the overall “sense of place”

1.1.3 Consider Identifying Potential Housing Opportunity Areas

- Consider identifying specific areas in Stratford which might be eligible for consideration for multi-family residential development
- Consider identifying specific parcels of land in Stratford (including Town or State-owned parcels) which might be eligible for consideration for multi-family residential development

See a potential map for discussion purposes on the facing page

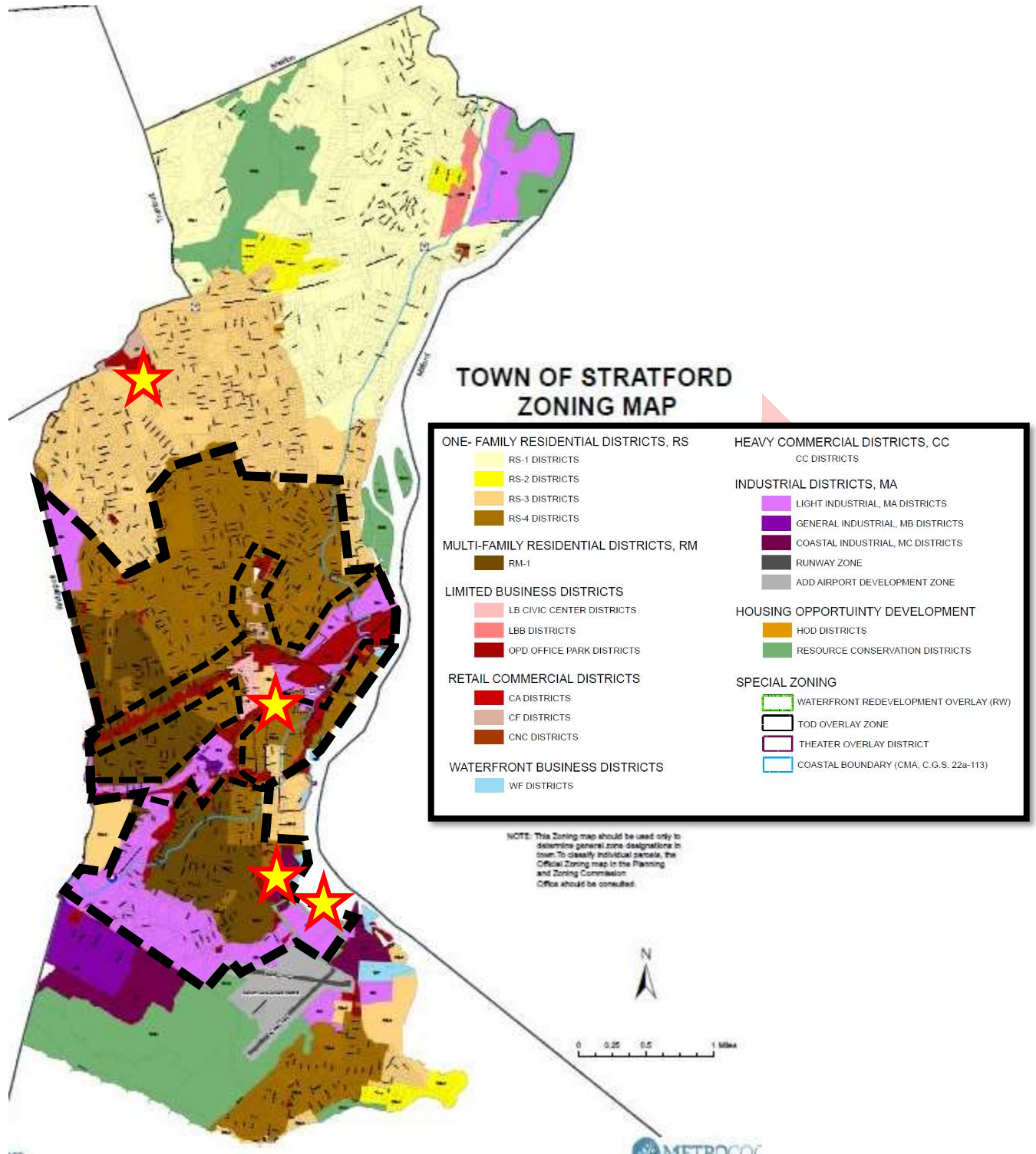
1.1.4 Seek To Retain / Preserve Established Residential Neighborhoods

1.2 Maintain / Improve Design Guidelines / Process

1.2.1 Maintain / Improve Design Guidelines / Process

- To ensure that new developments fit into the overall character of Stratford, prepare **written and /or illustrated design guidelines** with regard to key design elements to guide developers, architects, engineers, staff, commissioners, and the community about design approaches to be encouraged (and discouraged) and maintain and/or enhance the character of Stratford (could use the TOD design guidelines in ZR Section 7.10.8 as a starting point for this effort)
- Conduct a visual preference exercise to understand acceptable parameters for height, scale, mass, articulation, and other design factors in different areas

Potential Housing Opportunity Areas



1.3 Update Zoning Regulations For Multi-Family Housing

Increasing the number and variety of multi-family units in Stratford will provide additional housing options with different amenities and different levels of affordability to help residents (young or old) who may want to reduce housing costs, have access to amenities, be closer to other people, simplify their living arrangements, and/or who may be struggling with property maintenance (grass cutting, snow clearing, gutter cleaning, leaf raking, etc.).

Some seniors may want two- or three-bedroom units for home offices, guest rooms, hobby rooms, etc.

1.3.1 Remove Impediments In The Zoning Regulations To Multi-Family Development

- Repeal Zoning Regulation Section 5.3.5 which contains limitations on additional units based on “apartment unit equivalents” and is based on a 1964 map school zones

1.3.2 Increase Number And Variety Of Multi-Family Units

- Undertake a comprehensive review / revision of the various multi-family provisions in the Zoning Regulations:
 - Residence Apartments (ZR Section 4.1.6.11 (RS Districts) and Section 5.3 (RM-1 District))
 - Age-Restricted Housing (ZR Section 4.1.6.15)
 - Affordable Housing Development (ZR Section 5.4)
 - TOD Overlay District (ZR Section 7.10)
 - Waterfront District (ZR Section 8.2.2)
 - Congregate Living Facilities / Assisted Living Facilities / Nursing Homes

Zoning District	Possible Modifications
Locations Allowed	Locational guidelines should be revisited based on current land use patterns and other considerations
Density Allowed	Density provisions should be revisited and calibrated based on existing developments in Stratford
Height Limitations	Height limitations might be increased provided there are appropriate setbacks from property lines
Coverage Limitations	Coverage limitations might be increased provided there are adequate stormwater controls and appropriate landscaping and buffers to abutting uses
Development Limitations	Limitations to unit types, number of units per building, number of bedrooms per acre, number of bedrooms per unit, unit mix specifications, age limitations, and minimum parcel size should be revisited
Environmental Considerations	Revisit the location of multi-family developments in coastal hazard areas or areas which may become impacted by future sea level rise

1.3.3 Consider Encouraging / Requiring Universal Accessibility

1.3.4 Consider Encouraging / Allowing Smaller Scale Multi-Family Housing

- Consider encouraging or allowing smaller scale multi-family developments (sometimes referred to as “missing middle” housing) which:
 - Fall in between single-family housing and large-scale multi-family developments
 - Maintain the scale and appearance of residential homes but might consist of:
 - Two-family dwelling
 - Three-family dwelling
 - Four-family dwelling
 - 5+ unit building
 - Townhouses
 - Courtyard apartments
 - Cottage court
 - Live-work units
- Undertake a study to evaluate the applicability of “missing middle” housing in Stratford and identify possible location



2.0 Implement Inclusionary Zoning

The phrase “inclusionary zoning” addresses criticism that zoning has had exclusionary impacts over time (income, race, color, national origin, etc.). CGS Section 8-2i allows a municipality to adopt any zoning regulation or provision which promotes the development of housing affordable to of low- and moderate-income households, including:

- the setting aside of a reasonable number of housing units for long-term retention as affordable housing through deed restrictions or other means;
- the use of density bonuses; or
- the making of payments into a housing trust fund to be used for constructing, rehabilitating, or repairing housing affordable to low- and moderate-income households in lieu of or in addition to such other requirements or conditions.

NOTE: If 10% of new housing to be built in Stratford does not meet State affordable housing criteria, Stratford is falling further behind the 10% threshold and will have farther to go to catch up.

2.1 Implement Inclusionary Zoning

2.1.1 Require Provision Of Affordable Units In Any New Residential Development

- Adopt a zoning regulation requiring that a certain percentage (to be decided) of any new residential development meet State affordability criteria while allowing the units to be:
 - Built on site,
 - Built elsewhere in Stratford,
 - Accomplished through deed-restricting an existing unit in Stratford.
- Consider allowing for a density bonus for providing affordable units

2.1.2 Allow/Require Payment Of A Fee In Lieu Of Affordable Units

- The Zoning Regulations could allow payment of a fee in lieu of providing affordable housing units (funds would be deposited in a dedicated account)
- If a calculation of the number of affordable units ends up with a fractional remainder, the Zoning Regulations could require payment of a fee for that fractional remainder (funds would be deposited in a dedicated account)

2.1.3 Establish A Zoning Permit Fee

- Establish an affordable housing fee as part of issuance of a Zoning Permit (funds would be deposited in a dedicated account)

3.0 Support The Housing Authority

The Stratford Housing Authority has 313 elderly/disabled units and a waiting list of **3 years**. Over time, occupancy of elderly units has gone from 100% elderly to about 50% elderly and 50% disabled. In effect, elderly units have become less available at the very time the number of elderly people is growing.

The Stratford Housing Authority has 211 family units and over 400 people on the waiting list. A Housing Authority development on Agresta Terrace was sold several decades ago and the funds from were used to acquire a “scattered site” family unit.

Many of the Housing Authority units were built during the 1960s and 1970s. Some units may be vulnerable to coastal flooding and/or sea level rise.

3.1 Increase Housing Authority Units

3.1.1 Increase The Number Of Elderly / Disabled Units

- Support Housing Authority efforts to:
 - Increase the number of elderly/disabled units town wide
 - Address the challenges posed by existing units in areas susceptible to coastal flooding (exacerbated by sea level rise)
- Consider allowing more density / height / coverage for redevelopments of elderly projects

Elm Terrace



Robert F. Kennedy



Lucas Gardens



3.1.2 Increase The Number of “Family” Units

- Support Housing Authority efforts to:
 - Increase the number of *family* units town wide
 - Address the challenges posed by existing units in areas susceptible to coastal flooding (exacerbated by sea level rise)
- Consider allowing more density / height / coverage for redevelopments of *family* projects
- Seek other opportunities to establish “scattered site” family units (including partnerships where public “vouchers” might support purchase/ maintenance by non-profit agencies)

Hearthstone Apartments



Meadowview Manor



3.2 Support Overall Housing Authority Planning Efforts

3.2.1 Support Planning Efforts

- Support the Housing Authority in their efforts to finalize a strategic plan which includes evaluating ways to increase the number of elderly/disabled units and family units (both State-funded and Federally funded)
- Support the Housing Authority in their efforts to better understand the possible implications of coastal flooding and sea level rise on their properties
- Seek a portion of the Community Development Block Grant funds allocated to Stratford to investigate redevelopment of Housing Authority sites

3.2.2 Seek Planning Grants

- Support applying to HUD for a “Choice Neighborhood” planning grant to support improvements and enhancements to the South End neighborhood where many Housing Authority units are located

4.0 Enable Flexibility In Existing Housing

4.1 Update Regulations To Recognize Modern Living Arrangements

4.1.1 Update The Definition Of “Family” To Reflect Modern Society

- Consider changing the definition of family to “any number of individuals living together as a single-housekeeping unit” or other wording
- The current definition of family limits occupancy to people “related by blood, marriage or adoption” and this excludes un-related roommates, unmarried couples, civil unions, and other groups and makes it a zoning violation
- Enabling “room-mates” could enable senior citizens to share their homes with other seniors and this could help address financial concerns as well as social isolation (AARP estimates about 30% of households over age 50 would consider sharing their home)

4.1.2 Maintain Provisions For “Letting of Rooms”

- Maintain Section 4.1.4 of the Zoning Regulations which allows “letting of rooms” for up to two people in addition to “family” (up to three people total).

4.2 Enable Better Use Of Existing Buildings

4.2.1 Eliminate Regulations That Make Two-Family Dwellings Non-Conforming

- Since lots in Stratford are already existing, investigate ways to adjust the lot size requirements for two-family dwellings since this makes them “non-conforming” as to zoning regulations and this complicates improvements / renovation

4.2.2 Enable Adaptive Re-Use Of Existing Buildings

- Consider extending Section 7.1.1.1 of the Zoning Regulations which allows residential or mixed-use development of up to 7 units as a “special case” within the CA District to other zoning districts
- Consider allowing adaptive use of homes on collector or arterial roads to small-scale multi-family use (similar to Section 3.19 of the Zoning Regulations which allows office use in residential zones on Main Street from Paradise Green to Stratford Avenue)

4.2.3 Investigate Ways To Repurpose Existing Homes

- Investigate whether there may be ways of acquiring existing homes occupied by seniors (who may be “house rich” but “cash poor”) and leasing it back to them and to other elderly people to help address a need
- Depending on the funding source (such as “Housing Choice” vouchers), it might be possible to focus exclusively on elderly persons rather than elderly/disabled
- Consider undertaking a demonstration project to see how this could work

4.3 Modify Accessory Apartment Regulations

An accessory apartment is generally considered a secondary dwelling area with its own kitchen.

Stratford currently allows an “accessory residential apartment” within an existing residence with site plan review by the Zoning Commission (ZR Section 4.1.6.14) provided it is occupied by a family member or is restricted as affordable.

4.3.1 Consider Eliminating Some Restrictions

- Eliminate restriction on conducting a home-based business within either unit
- Eliminate requirement to be “freely accessible” to the principal unit (but require an operable door on a common wall)
- Allow a unit larger than 800 SF / 25% of floor area as a “special case” review
- Allow an addition to the dwelling as part of establishing the accessory apartment
- Consider allowing occupancy by a caretaker of caregiver in a health-related situation

4.3.2 Consider Enabling Some Options

- Consider the idea of allowing a detached accessory apartment as a “special case” review

4.4 Enable/Encourage Livability Improvements

4.4.1 Facilitate Accessibility

- Continue to exempt required accessibility improvements from yard setbacks (ZR Section 3.6(a))

4.4.2 Consider Facilitating Long-Term Livability

- Encourage livability improvements (zero step thresholds, lever door handles, handicapped accessible bathrooms, higher toilets, lower light switches, first floor master bedrooms, etc.)
- Consider allowing some setback flexibility for one-story additions which will result in a first-floor handicapped-accessible full bathroom and an adjacent room that could be utilized as a bedroom (perhaps limited to larger lot zones)

5.0 Other Strategies

5.1 Revisit CDBG Funding Allocations

As a Community Development Block Grant (CDBG) “entitlement” community, Stratford received about \$580,000 in 2020 for ***programs to benefit low- and moderate-income residents***.

Funding is distributed to a variety of organizations and projects. Funding decisions are made by an advisory committee and approved by the Town Council.

5.1.1 Revisit CDBG Funding

- Revisit the priorities in the CDBG funding program relative to ***programs*** that benefit low- and moderate-income residents directly versus ***projects*** which are oriented to capital improvements
- Make the CDBG program more transparent in terms of funding priorities / decisions
- Evaluate ways to utilize CDBG funding to leverage other investments which would benefit low- and moderate-income residents
- Seek a greater role for the Housing Partnership in CDBG funding allocations

5.1.2 Support Housing Maintenance / Rehabilitation

- With CDBG funds, reactivate the Residential Rehabilitation Program which would offer loans to low- and moderate-income residents (including seniors) to help fund improvements / renovations that make a home more livable (understanding that “liens” can be resisted by seniors)

Some communities use some of their CDBG funding to directly help low- and moderate-income owners struggling with maintaining and/or rehabilitating their home. Stratford had such a program in the past (no-interest, forgivable loans of up to \$25,000 for a five-year term to make repairs to the homes of income-eligible owners). Stratford suspended this program in 2013 citing “a backlog of applications” and “funding limitations.”

5.1.3 Consider Funding Other Housing-Related Programs With CDBG Monies

- Foreclosure avoidance counselling
- Pre-foreclosure purchases to place affordability deed restriction and then resell the unit (these units are then counted towards the State’s Affordable Housing Appeals List)
- Acquisition of property to keep land, place affordability deed restriction on the unit, and then resell the unit (these units are then counted towards the State’s Affordable Housing Appeals List)

5.2 Enhance Stratford’s Affordable Housing Toolbox

5.2.1 Establish A Housing Trust Fund

- Establish a “housing trust fund” for affordable housing (as authorized by CGS 8-2i) to receive funds from appropriations, fees, grants, donation, and other sources
- Designate Housing Partnership to recommend where / how funds disbursed
- To the extent possible, annually appropriate money for the housing trust fund
- Seek grants, donations, affordable housing fees

5.2.2 Adopt A Standard Housing Affordability Plan

- Prepare a model housing affordability plan to:
 - Establish parameters for how deed-restricted affordable units will be managed over time (rather than each development proposing their own affordability plan)
 - Provide clarity for developers, owners, managers, lenders, buyers, sellers, lessors, lessees, realtors, and others on affordability- related issues
 - Avoid situations where ineligible people occupy the units, the affordability restrictions get ignored, and/or the units are removed from the Affordable Housing Appeals List

5.2.3 Designate An Affordability Plan “Administrator”

- Designate an administrator for future deed-restricted affordable units in Stratford to:
 - Ensure the sale or rental of units is in accordance with the affordability plan and statutory criteria (could be Town Staff person, Housing Authority, third party)
 - Avoid having each development propose their own administrator (who may not be as concerned about long-term affordability).

5.2.4 Extend Period For Deed-Restricted Units

- Require that affordable units in a set-aside development be restricted for 40 years or the life of the development, ***whichever is longer***, to:
 - Avoid affordable units coming off the list in the future
 - Avoid a financial windfall for whoever may own the unit after 40 years
- Consider requiring an “affordability easement” or other encumbrance (including a right-of-first refusal) so affordability restrictions do not get foreclosed out without notice to the Town

5.2.5 Consider Property Tax Credits For Affordability Restrictions

- As provided in CGS Section 12-81bb, consider adopting a program to provide property tax credits for affordable housing deed restrictions

5.3 Support / Facilitate Aging In Place

AARP has reported that 80% of senior citizens would prefer to age in place in their current home.

5.3.1 Continue To Provide Supportive Municipal Services

- Maintain services provided by the Town (Social / Recreational / Nutrition / Health / Education / Counselling / Screening / Transportation, etc.) which can help older residents age in place

5.3.2 If Possible, Expand Supportive Municipal Services

- Expand services provided by the Town which can help older residents age in place
- Do more outreach with social workers, visiting nurses, and other services to address social isolation and enhance senior living experience
- Investigate ways to provide home handyman services with volunteers (or a referral service)

5.3.3 Continue To Provide Tax Relief For Seniors

- Continue to offer tax relief for lower income seniors
- Consider whether there may be ways of offering additional property tax relief:
 - At higher income levels
 - Capped at a fixed amount
 - Indexed to inflation
 - In exchange for volunteer services
 - In exchange for an affordability restriction

5.4 Support Tenant / Owner Assistance Programs

5.4.1 Promote CHFA/USDA Mortgages

- Support banks, realtors, social service agencies, etc. who help low- and moderate-income households purchase homes in Stratford with CHFA and USDA mortgages (these units are then counted towards the State’s Affordable Housing Appeals List)
- Consider offering down payment assistance to households purchasing homes in Stratford with CHFA/USDA mortgages (repaid upon sale) (these units are then counted towards the State’s Affordable Housing Appeals List)

5.4.2 Promote “Tenant-Based” Rental Assistance

- Support property owners, Housing Authority, realtors, social service agencies, etc. who help low- and moderate-income households rent housing units in Stratford with rental assistance vouchers (these units are then counted towards the State’s Affordable Housing Appeals List)

5.4.3 Promote “Project-Based” Rental Assistance

- Support property owners who establish “project-based” rental units and realtors, social service agencies, etc. who lease them to low- and moderate-income households (these units are then counted towards the State’s Affordable Housing Appeals List)

5.5 Update Other Zoning Requirements

5.5.1 Eliminate Living Space Requirements

- Remove floor area requirements from the Zoning Regulations (Sections 3.13 , 4.1.6.12.8 and 5.3.2) since the CT Supreme Court ruled in 1988 that minimum floor area requirements in Zoning Regulations:
 - Are not “rationally related “ to the statutorily authorized purposes of zoning
 - Result in the exclusion of certain types of housing
- Floor area requirements for dwelling units are addressed in the Building Code, Health Code, Fire Code, etc.

5.5.2 Revisit Parking Requirements

- Revisit local parking requirements for multi-family and mixed-use developments since such requirements can have a significant impact on development feasibility and character

5.6 Seek To Avoid Over-Rides Of Local Zoning

Connecticut’s Affordable Housing Appeals Procedure (codified as CGS Section 8-30g) provides that a qualifying development containing affordable housing may be entitled to judicial relief if denied or adversely affected by a local zoning commission. This judicial relief can include a waiver of any local zoning requirement.

The law applies to any community where less than 10 percent of the housing stock meets State criteria for affordable housing. Stratford is currently at 6.4 percent.

Stratford would prefer to address housing needs the way it chooses rather than have such decisions made by others with limited local input.

5.6.1 Become Exempt From CGS 8-30g

- Create 766 or so additional “affordable housing” units meeting State criteria to become exempt from the Affordable Housing Appeals Procedure since 10% or more of Stratford’s housing stock will consist of:
 - Government assisted units (313 elderly units and 211 family units currently)
 - Tenant rental assistance (424 units currently)
 - Owner mortgage assistance (366 units currently)
 - Deed restricted to affordable price levels (33 units currently)

5.6.2 Obtain a Four-Year Moratorium From CGS Section 8-30g

- Demonstrate that Stratford has obtained 420 or so housing unit equivalent points (since 1990) to get a four-year moratorium

HOUSING UNIT EQUIVALENT POINTS Basic Point Values (per unit)	Ownership Unit	Rental Unit
Family units at 40% AMI	2.0	2.5
Family units at 60% AMI	1.5	2.0
Family units at 80% AMI	1.0	1.5
Elderly units	0.50	0.50
Unrestricted units in a set-aside development	0.25	0.25
In a resident-owned mobile manufactured home park:		
• Income eligible households	1.5 to 2.00	1.5 to 2.00
• Non income eligible households	0.25	0.25
Bonus Point Values (added to basic unit values above)		
Family units containing at least three bedrooms	+ 0.25	+ 0.25
Elderly units (if located with at least 60% family units)	+ 0.50	+ 0.50
Family units within an approved incentive housing development	+ 0.25	+ 0.25

5.6.3 Seek Other Relief From CGS Section 8-30g

- Seek to have “naturally occurring affordable housing” be considered in the tabulation of affordable housing units in a municipality

5.7 Continue To Collaborate / Educate

5.7.1 Continue To Educate The Community About Housing Needs

- Continue to educate and inform residents of housing needs / opportunities / successes

5.7.2 Continue To Collaborate With Other Agencies And Organizations

- Continue to collaborate with housing partners including:
 - Local (Town departments, Housing Authority, faith-based, etc.)
 - Regional (MetroCOG, non-profit organizations, shelters, Operation Hope, Center For Family Justice, Bethlehem House, etc.)
 - State (Department of Housing, Connecticut Housing Finance Agency (CHFA), Partnership For Strong Communities, etc.)
 - National (US Department of Housing and Urban Development (HUD), US Department of Agriculture (USDA), etc.)



HOUSING PARTNERSHIP



Planimetrics

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