

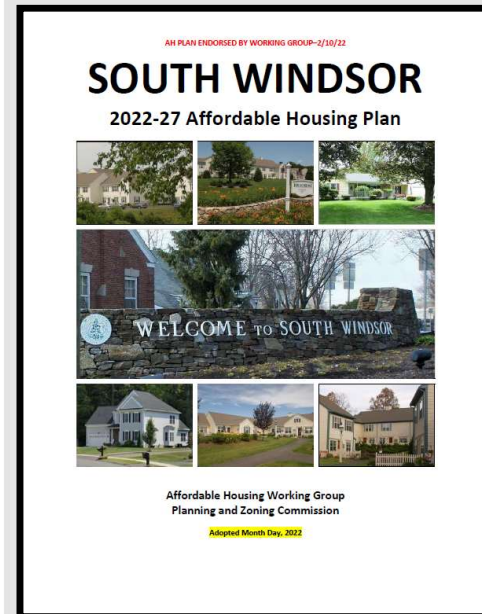


# Draft

## 2022-2027 Affordable Housing Plan

Planning & Zoning Commission

Town of South Windsor



# Overview

- CGS Section 8-30j requires that all Connecticut municipalities prepare an affordable housing plan by June 1, 2022
- The plan “shall specify how the municipality intends to increase the number of affordable housing developments in the municipality”
- The plan must be updated at least once every 5 years

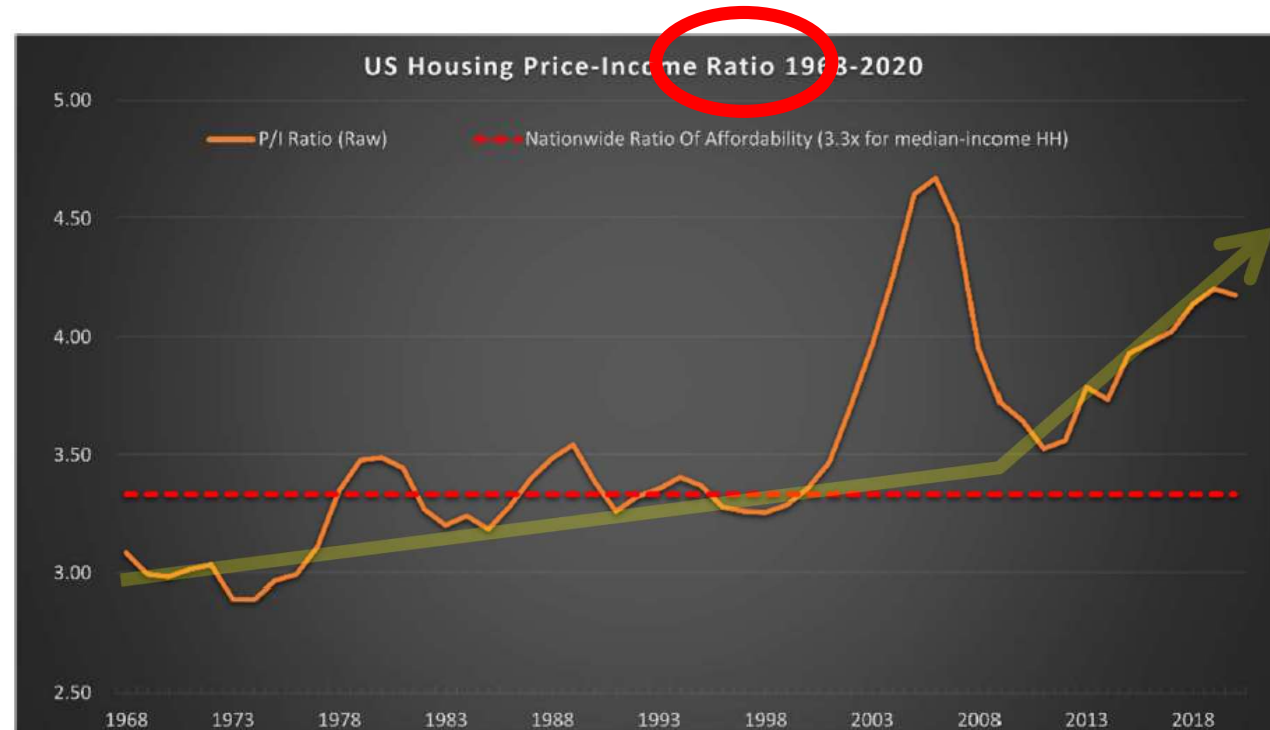
# Overview

- An Affordable Housing Working Group has been evaluating ways to address housing and affordable housing
  - Research / analysis / discussion
  - Community survey
  - Evaluate options
  - Prepare / review / refine draft plan
- The endorsed plan and has been forwarded to the Planning and Zoning Commission for consideration / adoption

# AH Plan Outline

- Planning For Housing Choices
- Relevant Information
- Overall Vision
- Housing Strategies
- Implementation

# Planning For Housing Choices



## Relevant Information

- 2,300+ households in SW are **housing cost burdened** (about 21%)
  - Most are at 80% AMI or below (almost 1,900 households)
- There may be **3,900 NOAH units** of (“naturally occurring affordable housing”) which sell or rent at affordable prices (2019 data)
  - But **only 739 units** are State-recognized (6.8%)
  - These are “affordable housing developments”
- South Windsor currently has a CGS 8-30g **moratorium**
  - Expires in December 2024
- **Community survey results**
  - Design is important / ADUs could help / near Town Center

# Overall Vision

## **GOAL**

***Seek to provide for a variety of housing options and choices in South Windsor for people and households of all ages, incomes, lifestyles, and lifestages.***

#### 4.1 Enhance Capacity For Addressing Affordable Housing

- Establish an on-going working group with support (staff, CRCOG, etc.)
- Establish a Special Housing Fund (grants, gifts, bequests, fees, etc.)
- Establish standard documents / approved administrator / policies and protocols

# Strategies



## 4.2 Increase Assisted Housing

- **Housing Authority**
  - Add 40 units on Oakland Road (adjacent to Flax Hill)
  - Maintain / enhance administrative capacity
  - Investigate opportunities for family units
- Work with other developers of assisted housing

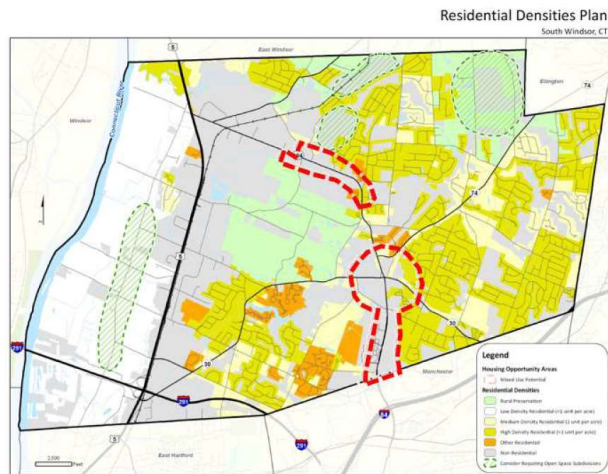
# Strategies

### 4.3 Increase Deed-Restricted Housing

- Amend Zoning Regulations to require / incentive affordable housing
  - Require 10% so do not fall further behind
  - Incentive to get a higher percentage (density, height, coverage, tax abatements, etc.)
- Investigate smaller-scale affordable housing developments

# Strategies

## 4.4 Guide Location



## 4.5 Guide Design

Example Of Possible Illustrative Design Guidelines (Simsbury)

### Illustrative WHOZ Design Guidelines – Duplex / Townhouse Dwellings

Favorable Design Treatments		Unfavorable Design Treatments
Duplex Dwellings	Townhouse Dwellings	
<b>Design Elements Which Are Encouraged / Required</b> <ul style="list-style-type: none"> <li>• 2.0 to 2.5 story buildings (or as appropriate to site context)</li> <li>• Articulated forms and facades and materials</li> <li>• Good architectural details (porches, eaves, shutters, columns, dormers, chimneys, etc.)</li> <li>• Well proportioned facades</li> <li>• Good building materials</li> <li>• Varied roofs</li> <li>• Windows with vertical proportions</li> <li>• Strong relationship to street / sidewalk</li> <li>• Parking on-street or behind buildings</li> <li>• Single-family appearance for duplex buildings</li> <li>• Entrances face the street</li> </ul>		<b>Discouraged Elements</b> <ul style="list-style-type: none"> <li>• 1.0 story buildings</li> <li>• Monolithic forms</li> <li>• Overly repetitive forms</li> <li>• Monotonous materials</li> <li>• Flat facades</li> <li>• Limited architectural detailing</li> <li>• Plain facades</li> <li>• Flatter roofs</li> <li>• Windows with horizontal proportions</li> <li>• Weak relationship to street / sidewalk</li> <li>• Dominant garages / parking</li> <li>• Entrances face parking areas</li> </ul>

# Strategies

## 4.6 Seek Land Which Could Support Affordable Housing

Aerial Photo Showing Expansion Potential Of Wapping Mews (50 Elm Street)



Aerial Photo Showing Expansion Potential Of Flax Hill (30 Foster Street)



# Strategies

## 4.7 Increase Other Housing Options / Choices

- Review Regulations for possible impediments
- Consider other approaches
  - Enable “middle housing”
  - Universal design
  - Existing manufactured home parks

Some Examples Of Types Of “Middle” Housing

Two Family



Three Family / Four Family



Courtyard Buildings



Cottage Court



Streetfront Townhouses



Mixed Use Streetfront Building



# Strategies

# Conceptual Schedule

- **3/15 – Discuss Draft Plan / Schedule Public Hearing**
  - **3/21 – Discussion session with Town Council**
  - 3/22 – Post Proposed AH Plan
    - Start statutory 35-day period
  - **4/26 – Public Hearing / Possible Adoption**
    - Incorporate comments
- 6/1 – Statutory deadline

AH PLAN ENDORSED BY WORKING GROUP-2/10/22

## **SOUTH WINDSOR**

**2022-27 Affordable Housing Plan**



Affordable Housing Working Group  
Planning and Zoning Commission

Adopted Month Day, 2022

# Discussion



# Relevant Information

Household Size	Income Threshold @ 60% AMI	Income Threshold @ 80% AMI
1-person	\$43,092	\$57,456
2-people	\$49,248	\$65,664
3-people	\$55,404	\$73,872
4-people	\$61,560	\$82,080
5-people	\$66,485	\$88,646

Income-Eligible Households

Unit Size	Maximum Monthly Gross Rent		Maximum Sales Price	
	@ 60% AMI	@ 80% AMI	@ 60% AMI	@ 80% AMI
Studio	\$865	\$1,038	\$131,511	\$191,679
1 BR	\$1,054	\$1,265	\$155,536	\$194,315
2 BR	\$1,302	\$1,562	\$176,221	\$228,390
3 BR	\$1,609	\$1,931	\$178,160	\$271,229
4 BR	\$1,785	\$2,288	\$179,820	\$278,732

Maximum Monthly Rent

Maximum Sales Price

THESE ESTIMATES ARE SUBJECT TO CHANGE BASED ON UPDATED DATA (such as for median incomes, utility expenses, tax rates, mortgage rates, and other factors), 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 utilities, real estate taxes, insurance, and an allowance for other expenses from the monthly housing allocation.