

# PLANNING FOR HOUSING CHOICES

## Overview

The Town of Glastonbury is preparing a housing plan for the community as required by the Connecticut General Statutes (CGS Section 8-30j).

Addressing changing housing needs and promoting diverse housing opportunities are important for the Town of Glastonbury 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 people of all ages and characteristics find housing in Glastonbury to meet their needs.

### GOAL

***Seek to provide for a variety of housing choices in Glastonbury 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

Welles Village



Tryon Farm Road



Village Green



Carter Court



## Reasons For Addressing Housing

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### State Statutes Require Preparation Of An Affordable Housing Plan

CGS Section 8-30j requires Glastonbury 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.*

### Zoning Authority Requires Consideration Of Housing Needs

Glastonbury, 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)*

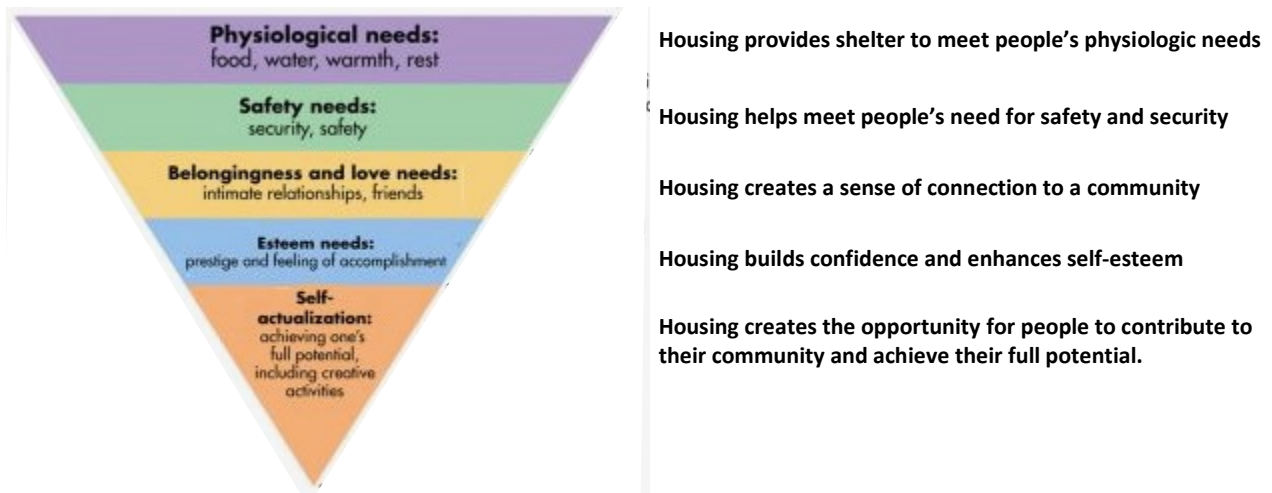
### Plan Of Conservation And Development Must Consider Housing Needs

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))*

## 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, generally 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.).

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 housing that is affordable to a range of socio-economic and age groups:

- Enhances community diversity,
- 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.

## Proposed Approach

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# Anticipated Scope of Work

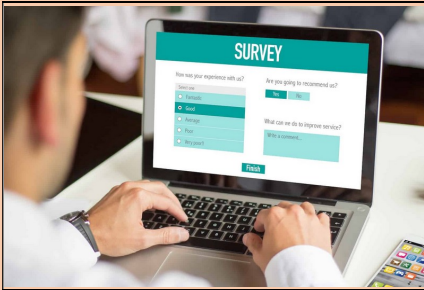
## 1 Scoping / Researching

1. **Kickoff Meeting** – Meet with the Affordable Housing Committee to discuss / confirm the overall project goals (collaborative Staff / Consultant effort - 1 meeting)
2. **Information Collection / Review** – Staff to take lead (assistance from Consultant) on data collection and analysis on current and future housing needs relative to:
  - a. Housing supply:
    - Existing housing stock
    - Existing “affordable housing” (naturally occurring, assisted, deed-restricted, Housing Authority, etc.)
  - b. Present or future housing demand / need
    - Demographic patterns
    - Socio-economic / housing trends
  - c. Land use policies
    - Land Use Regulations (Zoning, Subdivision, etc.)
    - Plan of Conservation and Development
  - d. Possible housing opportunity areas based on:
    - Enhancing factors - infrastructure, capacity, transit, etc.
    - Detracting factors – resource constraints, character concerns, etc.
3. **Community Engagement** –
  - a. Consultant to take lead on preparing a draft on-line survey for review / approval by the Affordable Housing Committee (with Staff assistance)
  - b. Meet with the Affordable Housing Committee to review / refine the draft on-line survey (collaborative Staff / Consultant effort - 1 meeting)
  - c. Consultant to revise survey to reflect consensus and then deploy survey to get community input (Staff assistance with publicity, social media, etc.)
  - d. Consultant to tabulate results from on-line survey
4. **Summary Report(s)** – Collaborative Staff / Consultant effort to prepare one or more summary reports outlining:
  - a. Possible housing issues / opportunities / goals / strategies
  - b. Survey results
5. **Discussion** - Discuss summary report of possible housing issues / opportunities / goals / strategies with the Affordable Housing Committee (Co-facilitated with Staff / Consultant - 1 meeting)

## 2 Organizing / Strategizing

1. **Summary Report** – Consultant will prepare a summary report (with Staff assistance) for the Affordable Housing Committee outlining possible strategies to address housing issues / opportunities / goals / strategies including potential “best practices” for a community like Glastonbury.
2. **Discussion** - Discuss possible strategies with the Affordable Housing Committee (Co-facilitated by Staff / Consultant - 2 meetings)

**On-Line Survey**



**Audience Discussion**



**ZOOM Meeting**



**Working Groups**



### 3 Preparing / Adopting

1. **Prepare Draft Plan** – Consultant to take the lead on preparing a first draft of an Affordable Housing Plan (with Staff assistance) including:
  - a. Recommended goals to provide housing options and opportunities necessary to support a healthy and complete community,
  - b. Recommended strategies to accomplish these goals,
  - c. Recommended implementation measures to initiate and carry out the strategies successfully.
2. **Discussion / Refinement**–
  - a. Discuss draft Affordable Housing Plan with the Affordable Housing Committee (Co-facilitated by Staff / Consultant - 1 meeting)
  - b. Consultant to revise draft Affordable Housing Plan to reflect consensus.
3. **Collaboration** –
  - a. Consultant to take the lead presenting the revised draft Affordable Housing Plan to the Town Council, Planning & Zoning Commission, and other entities (assisted by Staff / Affordable Housing Committee -1 meeting)
  - b. Consultant to revise draft Affordable Housing Plan to reflect consensus.
4. **Community Engagement** – Consultant will facilitate public meeting (assistance from Staff / Affordable Housing Committee) to get public input / feedback on draft Affordable Housing Plan with in-person meeting format preferred (1 meeting)
5. **Discussion / Refinement** –
  - a. Finalize Affordable Housing Plan with the Affordable Housing Committee (Co-facilitated by Staff / Consultant - 1 meeting)
  - b. Consultant to prepare proposed Affordable Housing Plan
6. **Adoption** – Staff and Committee to take the lead (with Consultant assistance) presenting the Affordable Housing Plan at the public hearing on adoption.

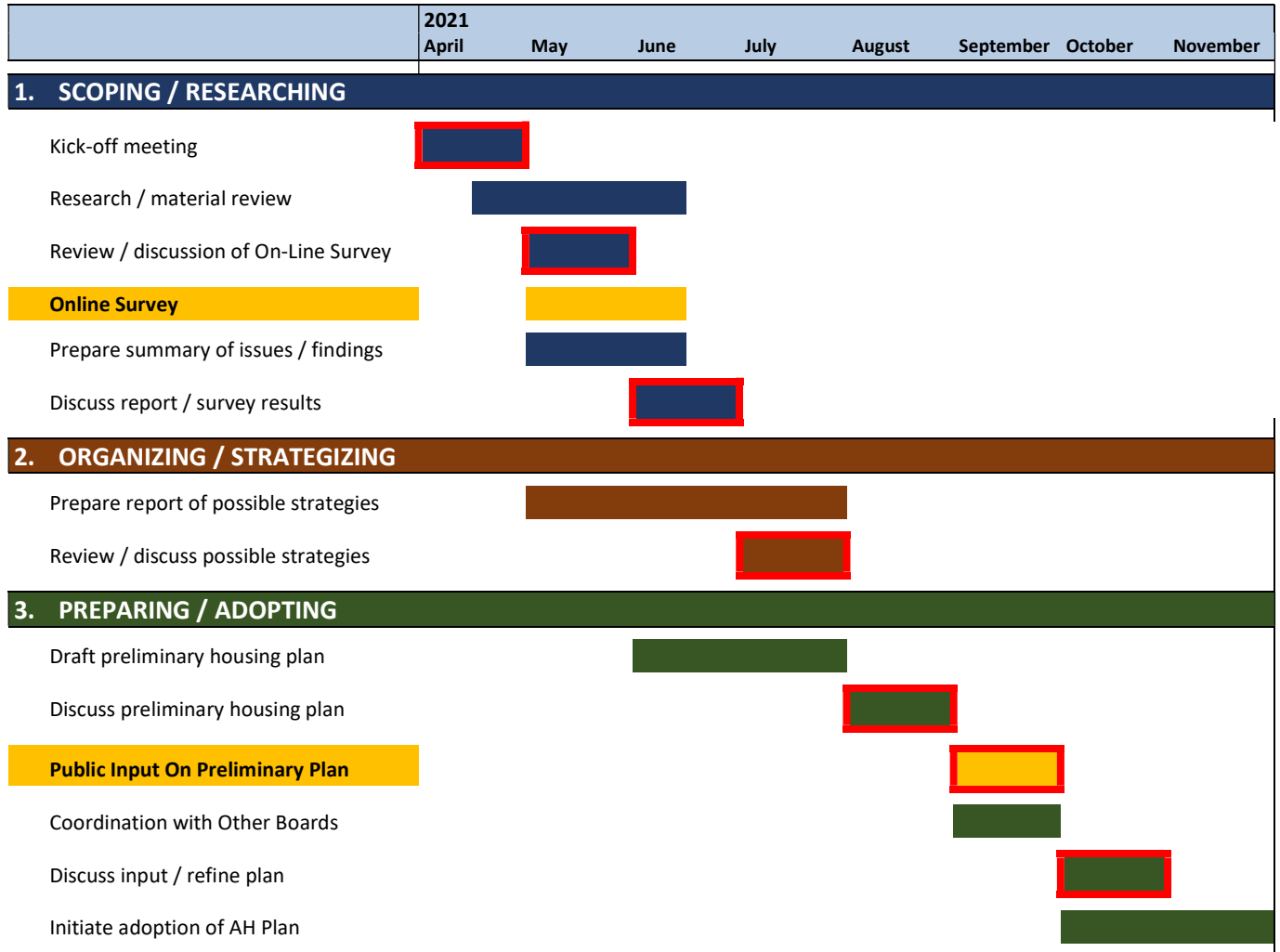
**Draft Housing Plan**



**Plan Presentation**



# Conceptual Schedule



## Notes & Comments

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