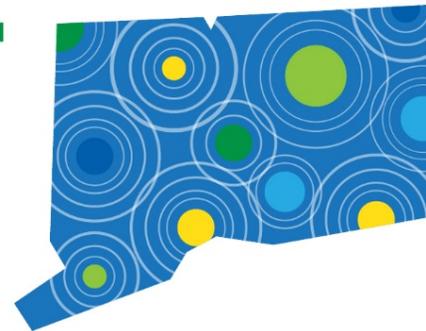


# How a Housing Needs Assessment Can Help Your Town and Its Residents... and Why Failing to Do It Could Hurt

**Sustainable CT**

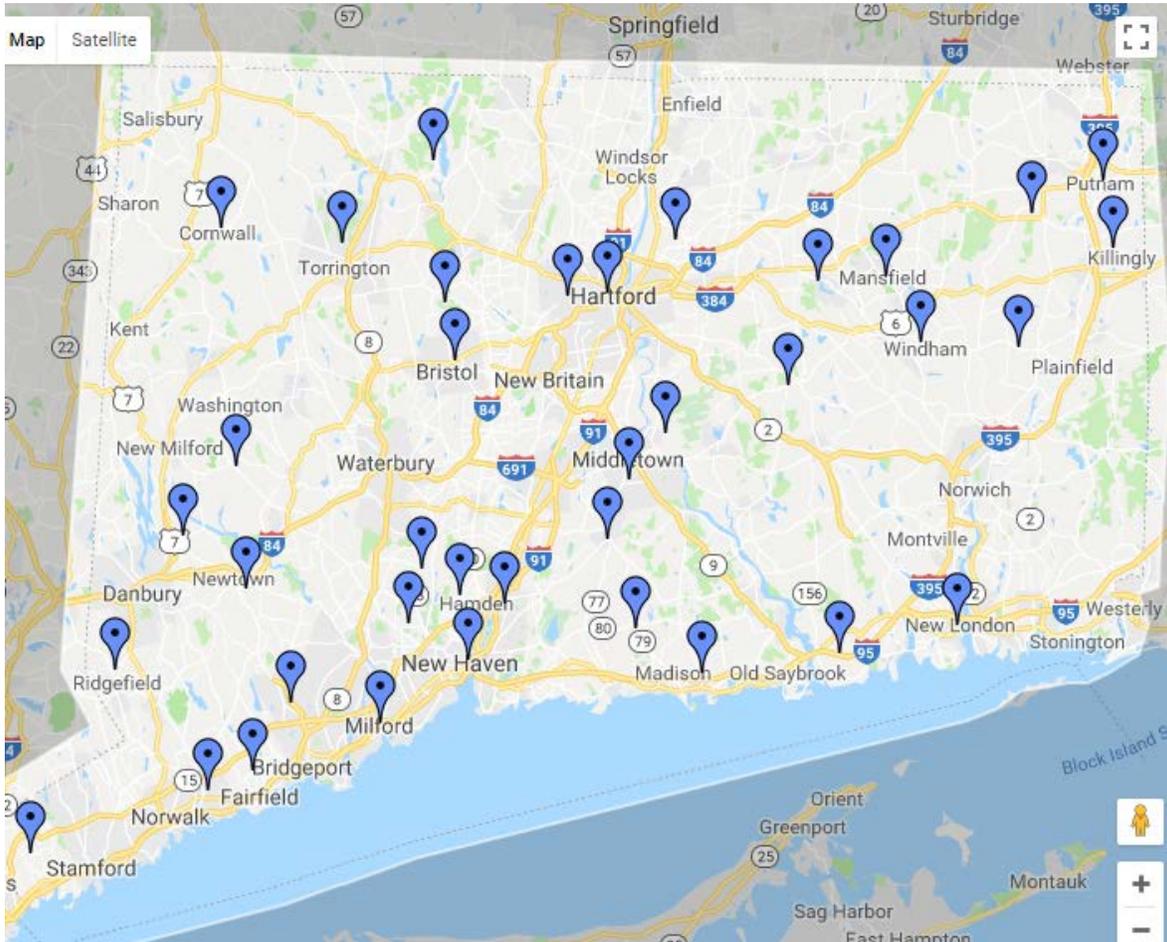
Local Actions. Statewide Impact.



*Webinar Series*

# Sustainable CT

Local Actions. Statewide Impact.



## Mission

To provide municipalities with a menu of coordinated, voluntary actions, to continually become more sustainable; ***to provide resources and tools to assist municipalities in implementing sustainability actions*** and advancing their programs for the benefit of all residents; and to certify and recognize municipalities for their ongoing sustainability achievements.

# Certification Overview

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## 2018 *Bronze* Certification Requirements

Complete at least **1 action** in each of the 9 categories.

Successfully complete actions totaling **200 or more points**.



## 2018 *Silver* Certification Requirements

Complete at least **1 action** in each of the 9 categories.

Successfully complete actions totaling **400 or more points**.

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**Note:** Actions, points, and certification point thresholds are for **2018** and may change for future certification cycles.

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# Core Partners



At Eastern Connecticut  
State University



Connecticut Conference  
of Municipalities

collaborating for the common good



Tremain Foundation



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COMMONSENSEFUND

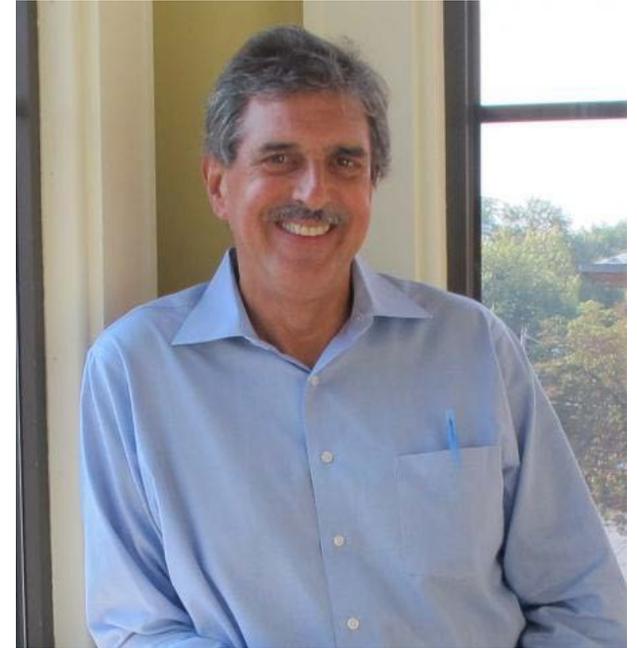
# Partnership for Strong Communities



## Today's Presenters



**Charles Patton,**  
*Senior Policy Analyst*



**David Fink,** *Consultant and  
former Policy Director*

# Sustainable CT: Housing Actions Webinar April 10, 2018

How a Housing Needs Assessment Can Help Your Town & Its  
Residents...and Why Failing to Do It Could Hurt



*A Safe, Affordable Home: The Foundation of Opportunity*

PARTNERSHIP FOR STRONG COMMUNITIES 227 LAWRENCE STREET, HARTFORD, CT 06105 860.244.0066 PSCHOUSING.ORG

Partnership  
for Strong  
Communities

Reaching Home  
Campaign

HOMEConnecticut  
Campaign



*A Safe, Affordable Home: The Foundation of Opportunity*

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# Design and Implement a Housing Needs Assessment – Why Do It?!

## 1. Demographic and Economic Factors Are Changing Housing Needs

- Towns are getting older (165 will see 65+ pop grow by 2030)
  - Baby Boomers want to downsize, have little retirement savings
- School-age population is shrinking (129 towns)
- Millennials are 4th in education debt (\$31K) and don't want to incur more



# Design and Implement a Housing Needs Assessment – Why Do It?!

2. Real property grand lists have flattened or fallen in 152 towns since 2008

- The market wants smaller, denser, more affordable near transit, services
- Most towns have a surplus of single-family homes (50 towns have 90% of their housing stock comprised of single-family homes)



# Design and Implement a Housing Needs Assessment – Why Do It?!

## 3. Creating high-demand homes:

- More revenue, more residents, lower mill rates
- Keeping Mom & Dad in town, attracting adult children back
- Successfully competing with other towns: NYC Millennials could be coming!



# Creating Your Town's Housing Data Profile (10-15 Points)

Worksheet 1: Data: *Most of this work has been done for you, so this will be relatively easy!*

- All necessary data: on 2018 Housing Data Profiles by PSC ([link](#)).
  - Provides some comparisons, context, narrative, sources/links
- Original sources ([link to Worksheet 1](#)).
  - Provides longitudinal data, state/national comparisons.



# Creating Your Town's Housing Data Profile (10-15 Points)

## Worksheet 2: Analysis (General considerations)

- Current projections and Demand Estimates only take you so far: demography IS NOT destiny.
- What special factors not listed could impact the town's ability to widen the array of housing options (e.g., In addition to public will/understanding or zoning, does lack of infrastructure or planning capacity limit you).
- Town HDPs include a narrative that will help with analysis.



# Worksheet 2: Housing Data Profile Analysis

- Overall, how do you view the age, income, racial, ethnic and other demographic indicators of your municipality?
  - *Towns such as Guilford, Newtown, Stonington and Simsbury asked these types of questions before they moved ahead.*
- Please compare your assessment of your municipality with surrounding municipalities, your region and the state overall (*Consult Housing Data Profiles of neighboring towns, county, state*).



# Worksheet 2: Housing Data Profile Analysis

- Assess whether your municipality is projected to get older, younger or stay about the same, and whether your current housing stock will be affordable and appropriate for your anticipated age groups, or whether you foresee the need to provide new housing choices.
- *Towns such as Newtown, Tolland and Madison did an assessment regarding this topic.*



# Worksheet 2: Housing Data Profile Analysis

- Assess your residential grand list, whether it has grown in value, fallen in value or stayed about the same and what factors in the housing market (supply, demand, mix, those factors in surrounding municipalities) have had an impact on that grand list.
- *152 of CT's 169 towns are exploring this right now.*



# Worksheet 2: Housing Data Profile Analysis

- Assess your municipality's residential zoning and determine whether it allows for a variety of housing choice creation, should the municipality want to add to the spectrum of choices, or whether lot size, floor area ratio and other factors limit your municipality's housing creation ability.



# Worksheet 2: Housing Data Profile Analysis

- Assess your current housing choices: how wide a spectrum of unit types (single-family detached, duplex, multifamily, mixed-use, etc.) your municipality currently has, where they are generally located, and whether a diversity of housing types could be expanded in areas of municipality.
- *Guilford, Essex and Clinton used a town-wide questionnaire to explore this topic.*



# Worksheet 2: Housing Data Profile Analysis

- From your housing data profile, determine the number and percentage of income-restricted housing units (affordable housing), their type (single-family, multifamily), their location (confined to an area of municipality, with/without access to transit, jobs, healthcare, shopping, recreation) and whether there are locations where such housing could be created. How do your municipality's numbers/percentage compare to surrounding municipalities, the region/county, and the state as a whole?



# Worksheet 2: Housing Data Profile Analysis

- From your housing data profile, determine the median household income overall, for homeowners, and for renters, the median sales price and median gross rent, and how many households (renters and owners) are burdened by their housing costs (spending more than 30% of their income on housing).



# Worksheet 2: Housing Data Profile Analysis

- From your housing data profile, determine the number of residential properties that use natural gas, oil, electricity and other fuels for domestic heat and hot water. Use of oil and electricity for heating and markers of high energy costs. In this context, what is the likely energy burden of residents in your municipality?



# Creating Your Town's Housing Data Profile (10-15 Points)

## Strategies

- Worksheet 1
- Worksheet 2
- Letter: documentation
  - Presentation of key data/analysis to council/selectmen at meetings
  - Underscore potential gains, risks, impact on future fiscal health
  - Create one-page fact sheet with Needs Assessment highlights



# Conduct Municipal or Regional Housing Needs Assessment (15-20 points)

- REQUIREMENT: “Process of Community Engagement & Education”
  - Questionnaire
  - Website: Housing Data Profile, Highlights
  - Town forum, hearing
- RATIONALE: Engagement/Education on front end can prevent acrimony and opposition on the back end (and provide the homes the town wants WHERE it wants them).



# Conduct Municipal or Regional Housing Needs Assessment (15-20 points)

- Scope: Identify areas to study (municipal-wide, neighborhood-level, regional)
- Demographics: Race, national origin, family status, age, disability status, concentrated areas
- Economics: Jobs/household, job growth, projected income



# Conduct Municipal or Regional Housing Needs Assessment (15-20 points)

- Community Services: Access to transit, childcare, healthcare, fresh food, libraries, etc.
- Affordability: How many income-restricted housing units, and at what income-threshold?
- Housing Gap Analysis: Based on age projections, do you have the housing stock your communities will demand in the upcoming years?



# Conduct Municipal or Regional Housing Needs Assessment (15-20 points)

- Zoning Analysis: Do a zoning analysis; review parking requirements.
- Strategies: Plans to diversity housing stock, ensure reasonable accommodations, change illegal rules for group housing.
- Retrospective Analysis: If you are an entitlement community receiving Community Development Block Grant (CDBG) funding directly, this analysis is similar to HUD's Assessment of Fair Housing. That data can be used.



# Conduct Municipal or Regional Housing Needs Assessment (15-20 points)

- Distribute the completed housing needs assessment to all municipal departments and relevant regional organizations. Conduct presentation of the Housing Needs Assessment to local elected officials, government bodies and other town leaders (5 pts)
- Submit evidence of the distribution and a copy of the presentation.



# Grow Sustainable and Affordable Housing Options

- Identify current percentage of affordable housing in your community. Municipalities with at least 10% will receive points (10 points).
  - Consult [http://www.ct.gov/doh/lib/doh/appeals\\_summary\\_2017\\_amended\\_final.pdf](http://www.ct.gov/doh/lib/doh/appeals_summary_2017_amended_final.pdf)
- Submit a copy of the most recent annual Connecticut Department of Housing Affordable Housing Appeals List showing that 10% or more of your municipality's housing is affordable.



# Grow Sustainable and Affordable Housing Options

- Increase your municipality's affordable housing compared to a baseline years within the past 5 years.
- What is the percent change from the baseline?
  - For each  $\frac{1}{4}$  percentage point increase, or increase of 50 affordable units, 10 points will be awarded up to a 40-point maximum.



# Grow Sustainable and Affordable Housing Options

Town name	Sustainable CT Registered	2017 Percent Affordable	2012 Percent Affordable	change (%)	Points earned through action
Barkhamsted	yes	1.45	0.82	0.63	20
Bethany	Yes	0.59	0.1	0.49	10
Brookfield	Yes	5.14	2.12	3.02	40
Canterbury	Yes	7	5.73	1.27	40
Cornwall	Yes	3.38	1.99	1.39	40
Hamden	Yes	8.19	6.61	1.58	40
Hartford	Yes	38.35	37.14	1.21	40
Middletown	yes	21.55	20.81	0.74	20
New London	Yes	23.09	19.9	3.19	40
North Haven	Yes	5.08	4.7	0.38	10
Ridgefield	Yes	2.93	2.34	0.59	20

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# Grow Sustainable and Affordable Housing Options

- Ideally, your town will promote sustainable construction practices for which points may be awarded in future certification cycles.
- If looking to expand, PSC and other consultants can connect you with developers, planners, other towns, etc.





- Partnership staff can be contacted to assist at (860) 244-0066
  - Sean Ghio: ext. 349
    - [sean@pschousing.org](mailto:sean@pschousing.org)
  - Charles Patton: ext. 311
    - [charles@pschousing.org](mailto:charles@pschousing.org)
  - Kayleigh Pratt: ext. 360
    - [Kayleigh@pschousing.org](mailto:Kayleigh@pschousing.org)

- Sustainable CT staff can be contacted to assist at (860) 465-0297
  - Alyssa Norwood
    - [norwooda@easternct.edu](mailto:norwooda@easternct.edu)