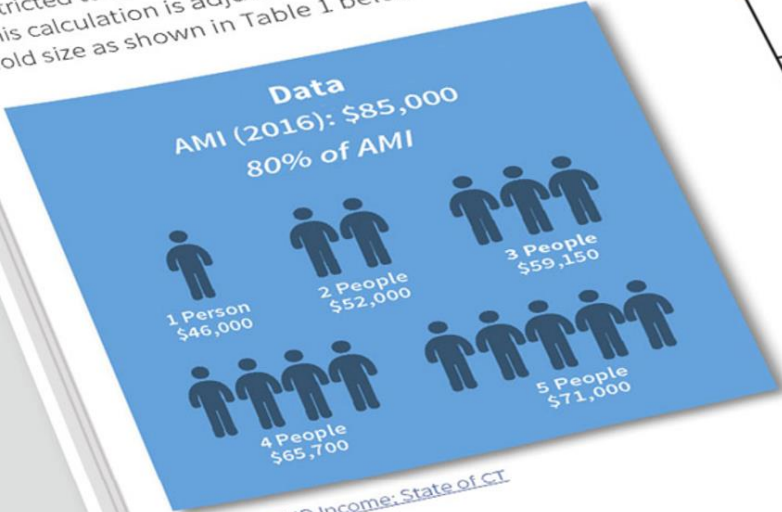


# WHAT IS AFFORDABLE HOUSING?

Housing is defined as "affordable" if it costs less than 30% of the income of a household earning 80% or less of the Area Median Income (AMI).

In order to count towards a town's official tally of affordable housing, the property must be deed restricted to remain affordable for at least 30 years. This calculation is adjusted annually and by household size as shown in Table 1 below:



\* Source: HUD Income, State of CT

## Monthly Housing Costs (Rent/Mortgage + Utilities)

HUD Fair Market Rates		
1 Person	2 People	
\$1,150	\$1,315	
3 People	4 People	5 People
\$1,479	\$1,643	\$1,715

Example: 2 Bedroom Unit	Total/Year	Total/Month
Area Median Income (AMI)	\$85,000.00	\$7,083.33
Median Income level per household in the surrounding area	\$68,000.00	\$5,666.67
80% of AMI	\$68,000.00	\$5,666.67
80% of median income from above	\$54,400.00	\$4,533.33
30% of 80% AMI	\$20,400.00	\$1,700.00
\$1,607 must be compared to the HUD rates shown below. The lower number shall be used		
120% HUD Fair Market Rate	\$1,386.00 x 120% =	\$1,663.00

For a two-bedroom housing unit to be eligible for consideration as an "affordable housing" unit, the cost less than \$1,663 per month.

## The Law: Affordable Housing Appeals Act

In addition to losing both valued members of our community and the opportunity to attract more of such people, if the town fails to provide an adequate number of affordable housing units, under the Affordable Housing Appeals Act (Connecticut General Statutes § 8-30g), the town's zoning regulations can be largely overridden by a developer who agrees to restrict a minimum of 30% of new units as affordable housing.

According to the State's Affordable Housing Appeals Act (Section 8-30g), if a town has less than 10% of its housing stock deed restricted to remain affordable to

households that earn under 80% of the area median income (\$65,000 for a family of four in the case of Essex), a developer can challenge and often override the town's zoning regulations as long as at least 30% are restricted as affordable.

Currently only 2.27% of the Town's housing stock is restricted in some way to remain affordable for those earning less than the area median income.

The Table below shows the deed-restricted affordable housing that currently exists in the Town of Essex.

## Current Affordable Housing Stock in Essex

Cite: 2017 Affordable Housing Appeals List, State of CT

Property	Units
Essex Place	22
Essex Court	36
Essex Station	16 restricted of 52

Total affordable housing units
Total housing units in Essex
Percent of 8-30g qualified



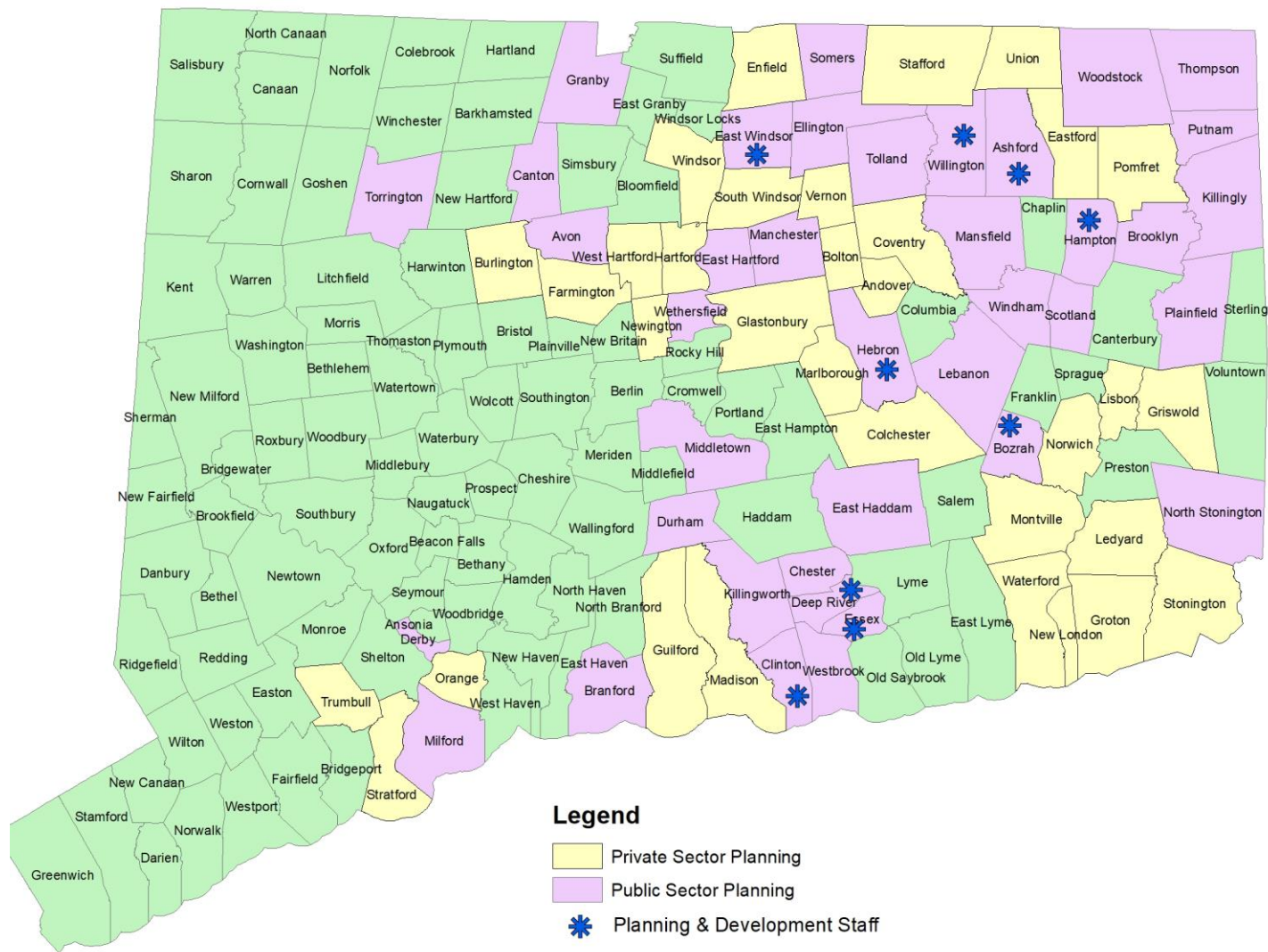
John Guskowski, AICP, LEED AP, ENV-SP  
Principal



Mike D'Amato, AICP, CZEO  
Principal



# Planning and Development Services



# Town of Essex, CT

## Affordable Housing Plan

- CHA (formerly CME) developed one of the first local Affordable Housing Plans
- Created a community-wide survey on local housing needs
- Representatives of the community identified areas for housing development
- Implementation tasks:
  - Project partners
  - Local policy changes
  - Municipal investment/funding support
  - GIS parcel analysis



# Affordable Housing Plans

Town of Middlefield

Town of Plainfield

Town of Old Saybrook

Town of Durham

Town of Avon



# What are Affordable Housing Plans?

- Sec. 8-30j. Affordable housing plan. Hearing and adoption. Amendments. Filing requirement. (a) At least once every **five years**, each municipality shall prepare or amend and adopt an affordable housing plan for the municipality. **Such plan shall specify how the municipality intends to increase the number of affordable housing developments in the municipality.**
- 
- (b) The municipality **may hold public informational meetings** or organize other activities to inform residents about the process of preparing the plan. If the municipality holds a public hearing, at least thirty-five days prior to the public hearing on the adoption, the municipality shall file in the office of the town clerk of such municipality a copy of such draft plan or any amendments to the plan, and if applicable, post such draft plan on the Internet web site of the municipality. After adoption of the plan, the municipality shall file the final plan in the office of the town clerk of such municipality and, if applicable, post the plan on the Internet web site of the municipality.
- (c) Following adoption, the municipality shall regularly review and maintain such plan. The municipality may adopt such geographical, functional or other amendments to the plan or parts of the plan, in accordance with the provisions of this section, as it deems necessary. **If the municipality fails to amend such plan every five years, the chief elected official of the municipality shall submit a letter to the Commissioner of Housing that explains why such plan was not amended.**

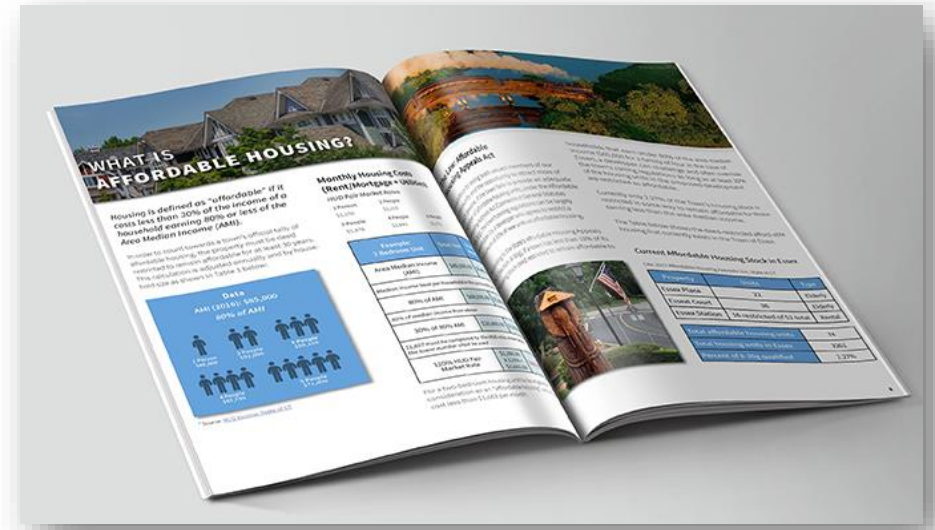


# Purpose and Goals

What is Hampton hoping to achieve?

- 8-30j Mandate
- Community conversation
- Implementation roadmap
- Level of public/commission involvement

This is HAMPTON'S Plan



# What is Affordable Housing?

## Capital-A “Affordable”:

8-30g – Affordable Housing Appeals Act

- 10% threshold to be subject
- CHFA/USDA mortgages
- Income restricted (40 years)
- Incentive Housing (30 years)
- Government Assisted (Senior/Disabled)
- Tenant Rental Assistance



## Small-a “affordable”:

“Naturally-Occurring Affordable Housing” – NOAH

- Accessory Apartments/Duplex
- Accessory Dwelling Units/Cottages
- Studio/One-Bedroom
- Rents at or below median income affordability



# What is Affordable Housing?

Simply put – allowing for residents to find suitable housing opportunities that they can afford and not spend more than 30% of their income on housing costs.



# What is Affordable Housing?

- Ferry Crossing – Old Saybrook
- 16 rental apartments
- Households earning at or below 80% AMI
- One, two and three bedroom units
- Fit historic character





# What is Affordable Housing?

---

- Northfield Firehouse - Litchfield
- 2 rental apartments - One of them is universally accessible.
- Before its use as a firehouse, the building was a two-room school house.
  - The renovation took the building back to the look of the original school.
- Small Cities Community Development Block Grant
- Local Initiatives Support Corporation (LISC) Green grant
  - Geothermal heating system.





# What is Affordable Housing?

- Stuart Farms - Kent
  - Initially 5 rental apartments
    - Two two-bedrooms
    - Two one-bedrooms
    - One is universally accessible
  - Extending town sanitary waste system allowed for five additional apartments
  - Rents range: \$750 to \$925
  - Income Limits
    - \$30,450 for one person
    - \$65,800 for four persons.
  - Provides its residents with easy access to the center of Kent



# What is Affordable Housing?

---

- Essex Station – Essex
- 52 Rental Housing Units over 3 buildings
- Built on 3 adjacent parcels for septic system management
- 1- and 2-bedroom units
- 8-30g application – 16 affordable units
- Nearly 100% occupancy within the first year
- As of 2020, produced 0 net students at Essex Elementary School

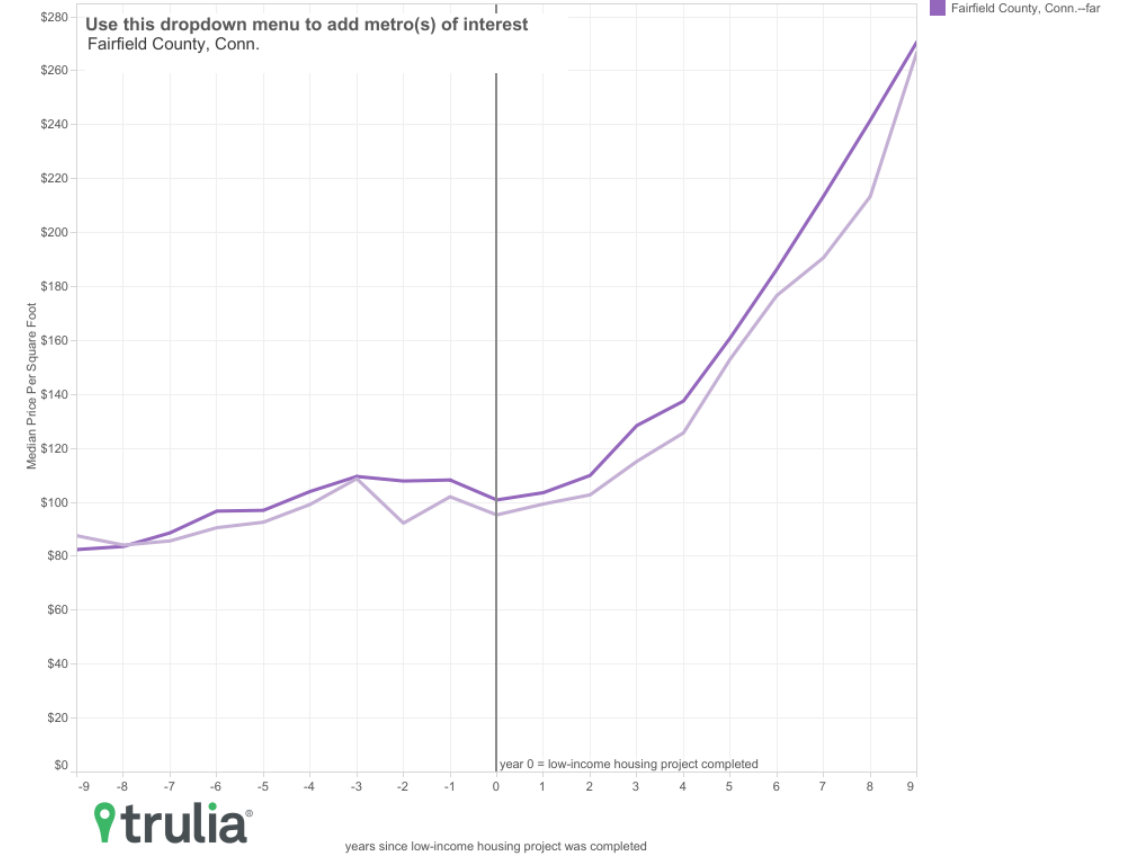


# Myths about Affordable Housing, Part I: Property Values

There Doesn't Go the Neighborhood: Low-Income Housing Has No Impact on Nearby Home Values



Median Price Per Square Foot of Homes Around Low-Income Housing Projects, 1996-2006





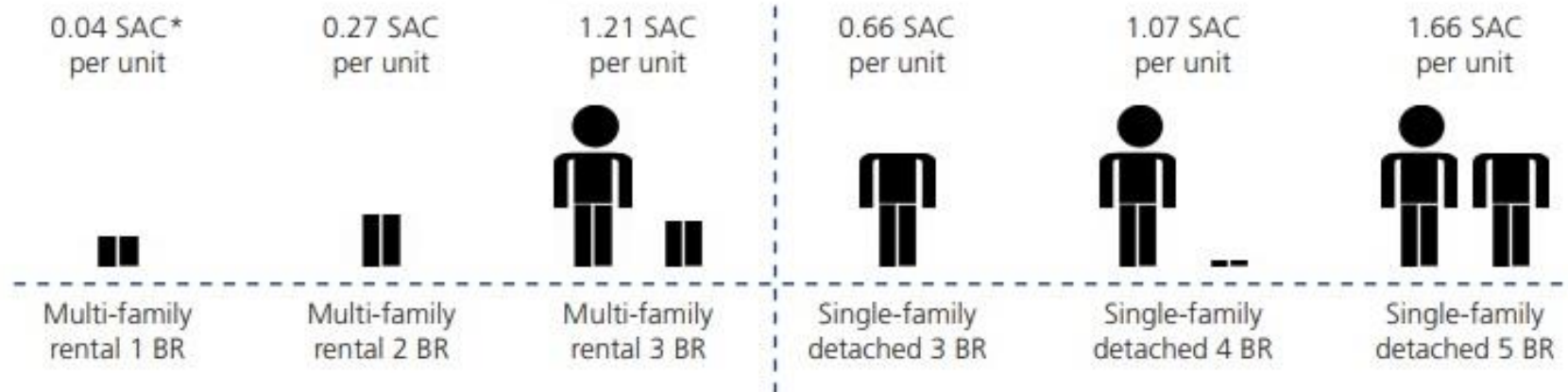
# Myths about Affordable Housing, Part 2: School Burdens

## There are Fewer School-aged Children in Multifamily Housing Compared to Single Family Homes

In Fairfield 250 students live in 1,690 apartments. Or .15 students per apartment.

### Only larger homes bring many school-age children

Rutgers University's Center for Urban Policy Research analysis (June 2006) of Connecticut's number of school age children living in various housing types indicate the following averages:



\* SAC = School-Age Children

## Myths about Affordable Housing, Part 3: Speaking its Name is the end of Community Character

---

- 8-30g has been around for 30+ years
- The Market dictates development (8-30g allows 70% market-rate)
- The lack of public infrastructure (and poor soils) is limiting
- What is Character? What's the Future of Hampton?



# What is Hampton's Status?

<b>Total</b>	<b>816</b>	<b>100%</b>
<b>1, detached</b>	<b>763</b>	<b>93.5%</b>
<b>1, attached</b>	<b>6</b>	<b>0.7%</b>
<b>2</b>	<b>15</b>	<b>1.8%</b>
<b>3 or 4</b>	<b>2</b>	<b>0.2%</b>
<b>5 to 9</b>	<b>0</b>	<b>0.0%</b>
<b>10 to 19</b>	<b>0</b>	<b>0.0%</b>
<b>20 or more</b>	<b>0</b>	<b>0.0%</b>
<b>Mobile Home</b>	<b>30</b>	<b>3.7%</b>
<b>Boat, RV, van, etc.</b>	<b>0</b>	<b>0.0%</b>

HOUSING WAGE

**\$19.62**

the hourly wage needed  
to afford a 2-bedroom  
apartment

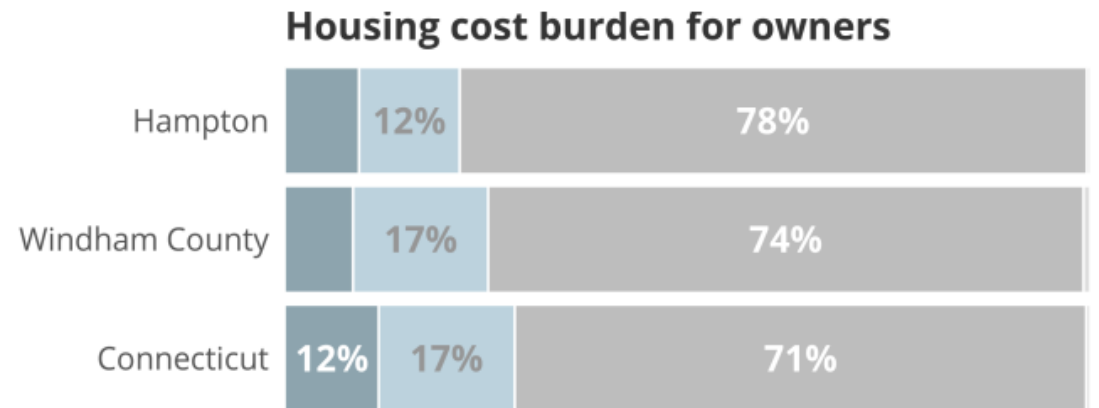
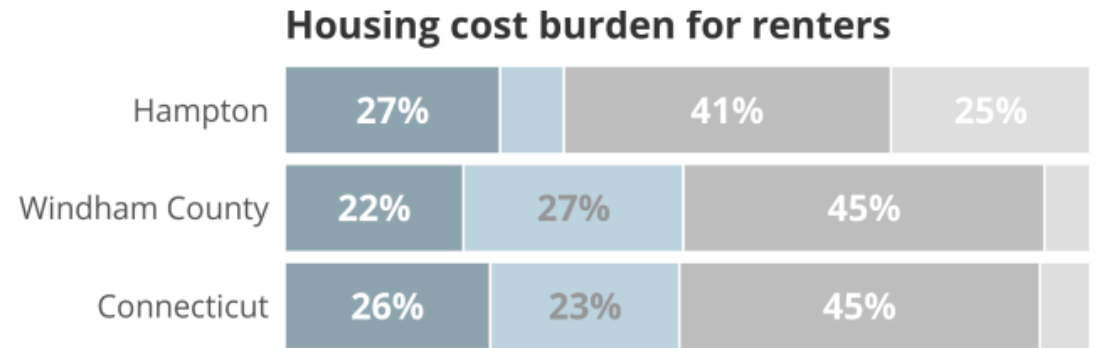
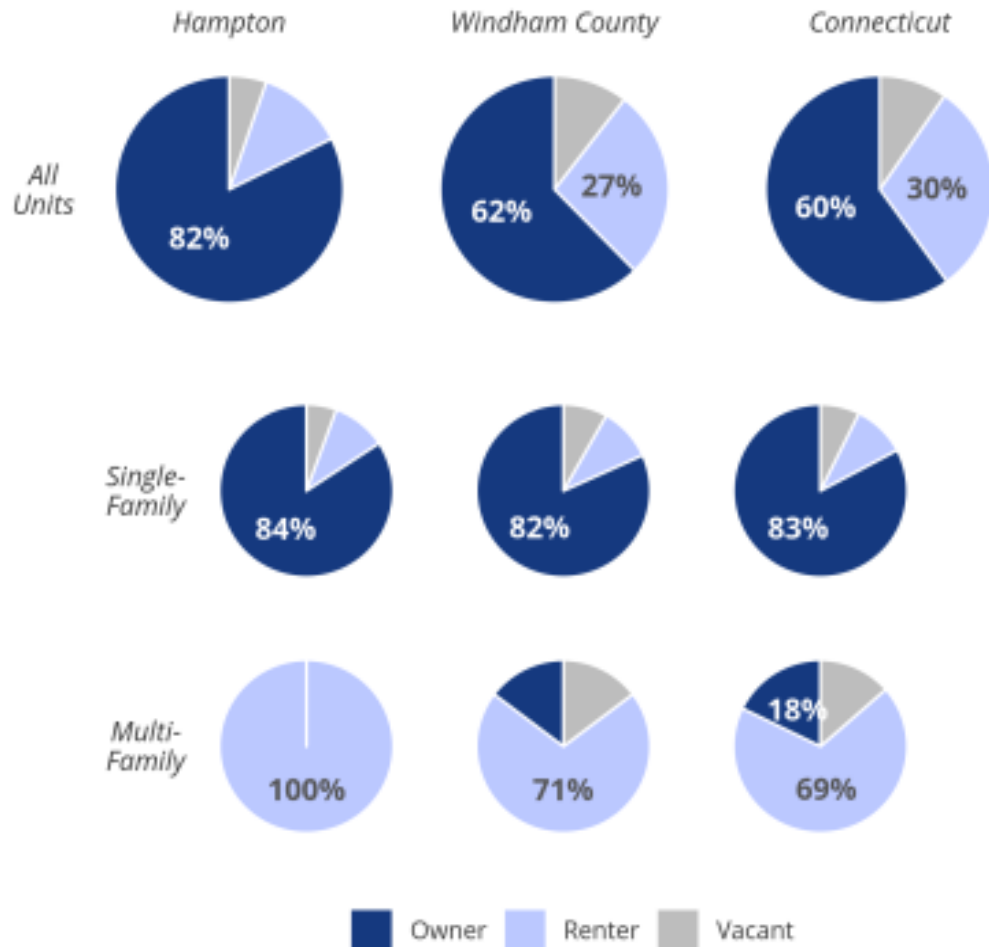
<b>Total Assisted</b>	<b>14 (1.8%)</b>
<b>CHFA/USDA Mortgages</b>	<b>13</b>
<b>Governmentally Assisted Units</b>	<b>0</b>
<b>Tenant Rental Assistance</b>	<b>1</b>
<b>Deed Restrictions</b>	<b>0</b>

No 8-30g units

Source: CT Department of Housing, 2019 Affordable Housing Appeals Listing



# What is Hampton's Status?

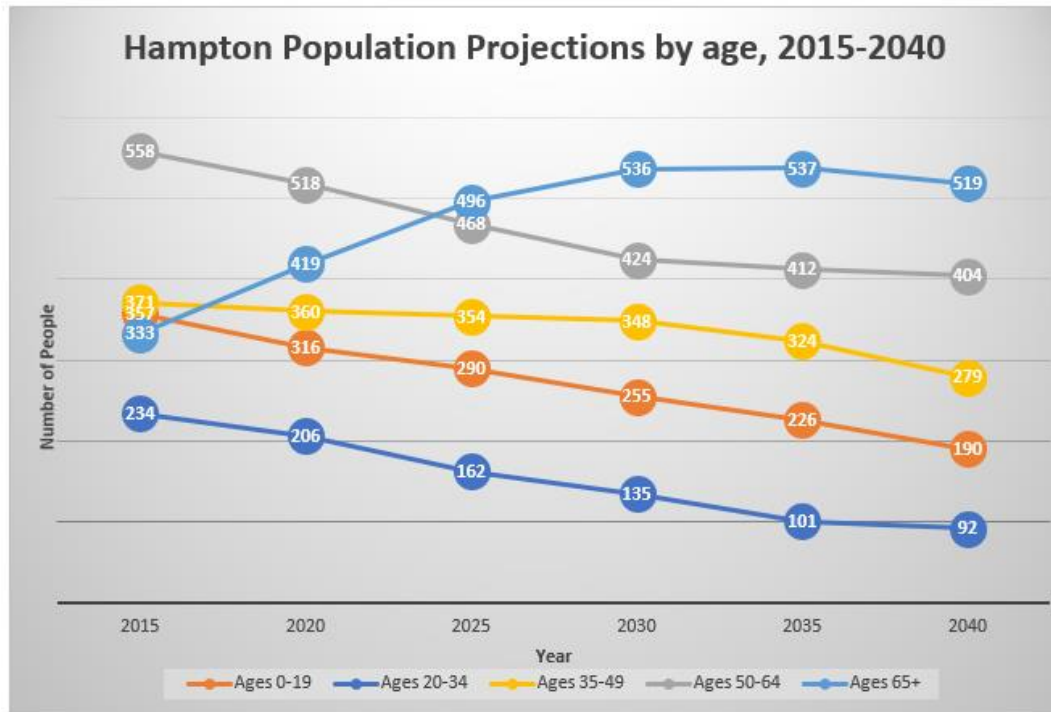


Legend for Burden: Severe burden (50% or greater) (Dark Blue), Moderate burden (Between 30% and 50%) (Light Blue), Not burdened (Less than 30%) (Grey), Not Computed (Lightest Grey)

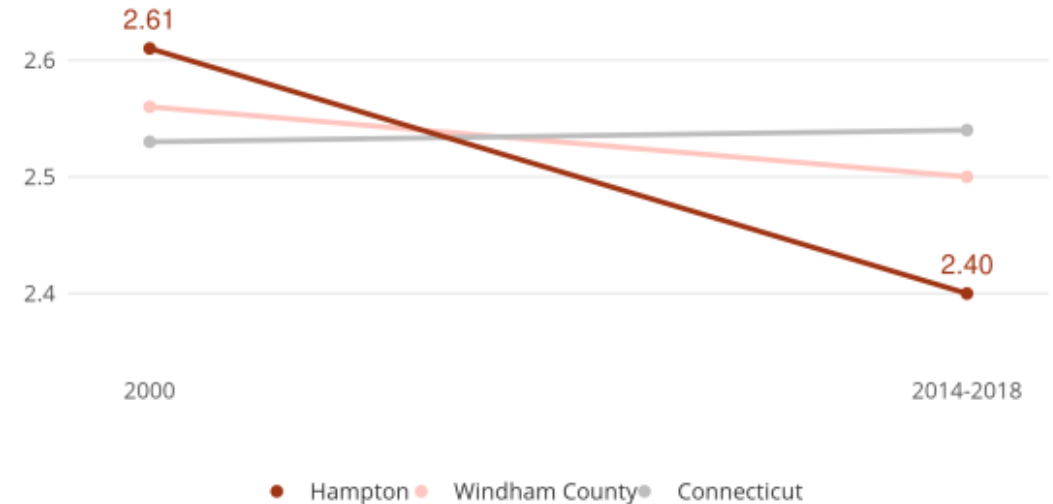
Source: 2018 American Community Survey via Partnership for Strong Communities

# What is Hampton's Status?

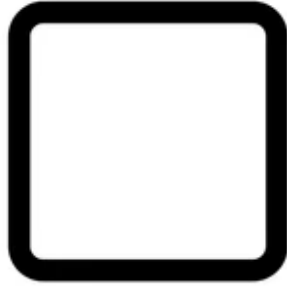
- Source: CT State Data Center & Partnership for Strong Communities



The average household size in Hampton has declined from 2.61 in 2000 to 2.4 in 2018



# What Should Be Done?



Do Nothing



Do Something

- Sec. 8-30j. Affordable housing plan. Hearing and adoption. Amendments. Filing requirement. (a) At least once every five years, each municipality shall prepare or amend and adopt an affordable housing plan for the municipality. Such plan shall specify how the municipality intends to increase the number of affordable housing developments in the municipality.

10% is Unrealistic

No Single Project, No Single Action

Regulations, Public Information, Partnerships, Policies



## Some Potential Actions

- Redevelop old, larger houses as multifamily (2-4 unit)
- Consider Tax Credits for income-restricting Accessory Apts.
- Promotion of CHFA/USDA mortgage assistance
- Consider Multi-Family along Route 6



## Some Potential Actions

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- Examine Incentive Housing
- Audit Town-Owned Land
- Re-think the Special Permit Process
- Make Housing Someone's Job  
– Staff/Committee





# Proposed Plan Elements

2020 Housing Data Profiles

## HAMPTON



### KEY FINDINGS

#### Housing

**2%**

of housing is subsidized

**12%**

of households rent their home

**2%**

of housing units are in multifamily buildings

#### Affordability

**12%**

of households spend between 30% and 50% of their income on housing

**12%**

of households spend more than half of their income on housing

**\$19.62**

the hourly wage needed to afford a 2-bedroom apartment

#### Population

**50**

the median age of residents

**7%**

of residents are people of color (BIPOC)

**-18%**

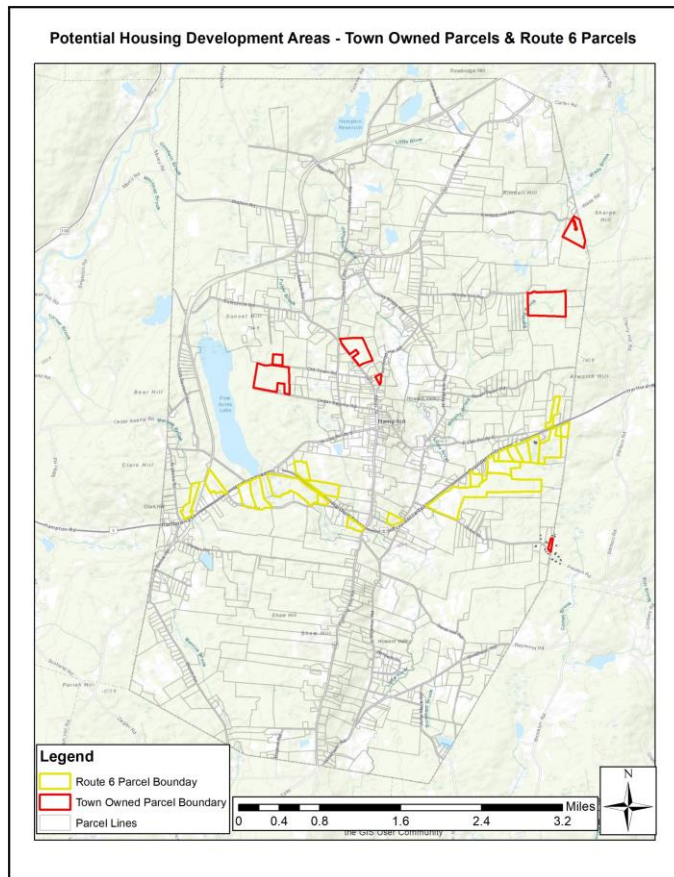
projected population change from 2020 to 2040

- Background – What is Affordable Housing? What does it mean for Hampton?
- What is Hampton's Current Status?
- What's the Projected Need based on demographics?
- What Does the Community Think?



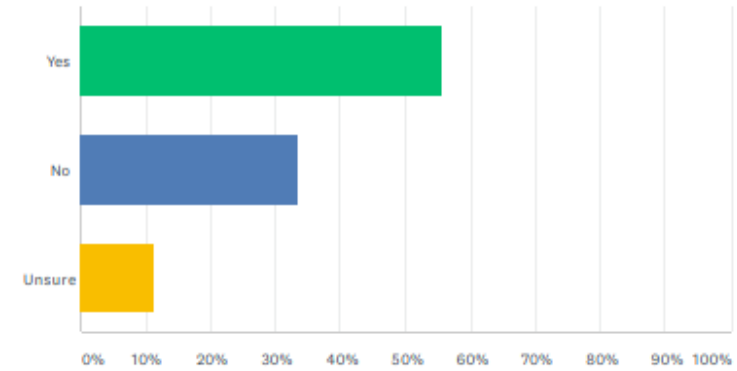


# Proposed Plan Elements



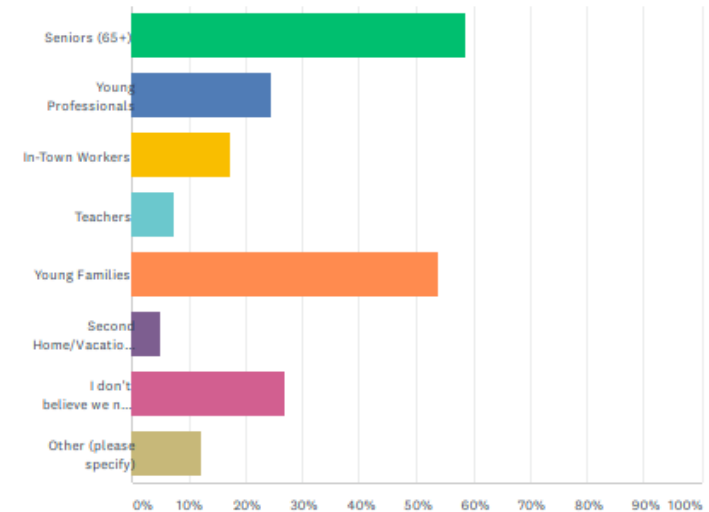
Q2 Do you think that affordable or attainable housing is an important component of Hampton's longevity?

Answered: 45 Skipped: 0



Q8 If you think more housing options are needed in Hampton, for whom do you think they are most needed? (Select top 3)

Answered: 41 Skipped: 4



# Proposed Plan Elements

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- How does Hampton currently provide for Affordable Housing?
  - Regulations, Policies
  - Incentives/Disincentives/Attitudes
- What is a Realistic Goal?
- How do we get there: Implementation

## Planning for Affordability in Connecticut



Affordable Housing Plan and  
Process Guidebook



# Scope and Process: Affordable Housing Plan



Target Completion: June 1, 2021





**Tyche Planning & Policy Group**

**John Guskowski**  
**[jguskowski@tycheplans.com](mailto:jguskowski@tycheplans.com)**

**Michael D'Amato**  
**[mdamato@tycheplans.com](mailto:mdamato@tycheplans.com)**