

# PLANNING FOR HOUSING NEEDS



## Overview

The Housing Needs Study Committee of the Town of Newington is preparing a housing plan for the community. This booklet is intended to provide an overview of the planning process so that Newington residents and property owners can participate to the extent they desire.

## Overall Goal

Addressing changing housing needs and promoting diverse housing opportunities are priorities for the Town of Newington. Newington has a diverse housing stock already and this housing can help people of a variety of ages and characteristics find housing to meet their needs in Newington.

However, people earning *less than the average income* have a harder time finding housing to meet their needs at a price they can afford. This can include:

- young adults (including people who grew up in Newington),
- young families just venturing out on their own,
- people working at businesses and industry in Newington,
- workers providing essential or convenient services to residents and businesses, and
- people who may have lived here their whole lives and now need or want smaller and less expensive housing so they can stay in Newington.

### GOAL

***Seek to provide for affordable housing in Newington for people of all ages and characteristics.***

*“If you don’t know where you’re going, you’ll wind up somewhere else.”*

Yogi Berra,  
Baseball Legend  
Renowned Punster

## Reasons For Studying Housing

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In addition to accomplishing Newington’s overall goal as stated previously, there are other relevant considerations.

**Zoning Authority Requires Consideration Of Housing Needs** - Newington gets the power to enact zoning from the State of Connecticut and the parameters are contained in the Connecticut General Statutes (CGS):

1. *Such regulations shall also encourage the development of housing opportunities ... 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 ... (CGS 8-2)*

***Newington is in the process of adopting the 2020-2030 POCD and housing needs are considered in the plan ...***

**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 of conservation and development shall ... (G) make provision for the development of housing opportunities ... 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 ... (CGS 8-023(e))*

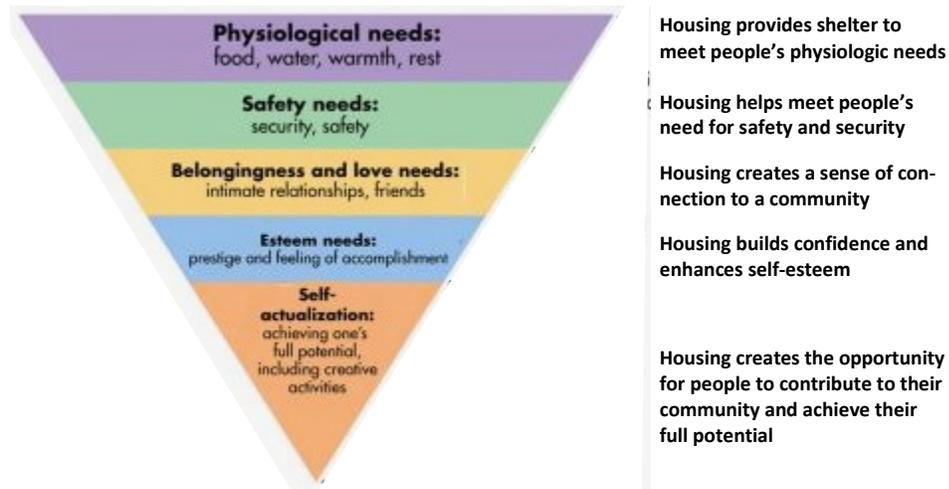
**Affordable Housing Plan Required** - In 2017, the Connecticut legislature adopted a requirement (CGS 8-30j) for each municipality to adopt an “affordable housing plan” by July 24, 2022 and update it every five years thereafter.

*(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.*

## Other Reasons For Studying Housing

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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”:



## Housing Affordability

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Everyone wants housing for themselves that is affordable.

People and households that earn more than the average income generally have the means to find housing that addresses their income and personal needs/desires.

However, people earning less than the average income generally have a harder time finding housing they can afford or the cost burden of the housing they can find takes away from other life needs (health, transportation, etc.).

## Recent Housing Studies

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Newington has studied housing needs several times in recent decades.

A 2008 report from a Housing Study Committee:

- Found a growing need for affordable housing for elderly households.
- Recommended the New Meadow property for senior housing.

In 2014, a Housing Needs Study Committee (HNSC) working with a team from Central Connecticut State University conducted a mail survey of all households and focus groups and found the following:

- Younger residents (aged 18-29) felt that Newington would be a great place to live but they were not sure there were a lot of rental units affordable for people their age.
- Senior housing was a topic of interest to 65% of seniors (the Committee felt future demand would far exceed the current supply).
- Those seniors most cost-burdened expressed a high interest in living in “subsidized or government assisted housing.”
- 60% of seniors wanted to live independently in their current homes but were not sure whether services would be available to support them.
- Older residents felt that Newington had a serious shortage of senior housing for people with fixed incomes or modest financial means (waiting lists, lack of preference to local residents, etc.).

## Study Parameters

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The Housing Needs Study Committee was reactivated and, using the generalized process below, hopes to complete the State-required “affordable housing plan” by the end of 2020:

<b>1. Kickoff / Scoping Review –</b> <ul style="list-style-type: none"><li>a. Introductory meeting with Staff and Housing Needs Study Committee (Hnsc0)</li></ul>
<b>2. Prepare Baseline Information Report (Planimetrics) -</b> <ul style="list-style-type: none"><li>a. Basic demographic overview (existing / future age composition, race, etc.).</li><li>b. Basic housing supply / demand overview (housing types, housing price, existing sec. 8-30g affordable housing, existing naturally occurring affordable housing ( )</li><li>c. Regulatory overview (housing permitted / regulatory barriers, etc.)</li></ul>
<b>3. Prepare Assessment Report (Planimetrics) -</b> <ul style="list-style-type: none"><li>a. Suggest possible strategies to address goals / objectives / vision / issues (housing needs, number of units, potential locations, unit design, etc.)</li></ul>
<b>4. Review Meeting With HNSC -</b> <ul style="list-style-type: none"><li>a. Review / discuss baseline information report</li><li>b. Review / discuss / refine assessment report</li></ul>
<b>5. Prepare Preliminary Strategies Report (Planimetrics) -</b> <ul style="list-style-type: none"><li>a. Propose strategies (policies / action steps) including responsibility / schedule</li></ul>
<b>6. Review Meeting With HNSC -</b> <ul style="list-style-type: none"><li>a. Review / refine preliminary strategies report</li></ul>
<b>7. Refine Preliminary Report to Reflect HNSC Feedback (Planimetrics)</b>
<b>8. Community Meeting(s) To Get Input / Feedback -</b> <ul style="list-style-type: none"><li>a. Housing choice / diversity</li><li>b. Housing types / locations</li></ul>
<b>9. Review Meeting With HNSC -</b> <ul style="list-style-type: none"><li>a. Review community input</li><li>b. Review / refine preliminary strategies report</li><li>c. HNSC “endorse” report</li></ul>
<b>10. Finalize Affordable Housing Plan (Planimetrics) -</b>

