

This resource guide summarizes and identifies the resources discussed during [TEAM Inc.'s Housing Workshop: Our Town Has an Affordable Housing Plan – Now What?](#)

I. Affordable Housing Planning Resources

- a. [Planning for Affordability in Connecticut: Affordable Housing Plan and Process Guidebook](#), December 2020, State of Connecticut Department of Housing and Regional Plan Association
- b. *Data Resources*
 - o [State of Connecticut CGS 8-30g Affordable Housing Appeals Listings](#)
 - o [Partnership for Strong Communities' Housing Data Profiles](#)
 - o [Naugatuck Valley Council of Governments' 2022 Regional Housing Profile](#)
- c. *Affordable Housing Plans*
 - o [Connecticut Chapter of the American Planning Association's Municipal Affordable Housing Plan Library](#)
This includes links to the plans discussed by Jocelyn Ayer.

II. Reviewing Your Affordable Housing Plan

- a. *Tip #1: Audit Your Town's Zoning Regulations*
 - o Review the goals of your affordable housing plan. Examine your Zoning Regulations and consider the potential barriers and permissions around:
 - o Multifamily housing
 - o Allowable density
 - o Location of multifamily housing
 - o Minimum lot sizes
 - o Accessory apartments (Consider reaching out to [All in Seymour](#) or [All in Milford](#) for additional information)
 - o Mixed Use
 - o Ease of Retrofits
- b. *Tip #2: Target and Develop Zoning Changes*
 - o Identify areas of your town's zoning regulations that you would like to amend. Examples could include increasing density and/or changing the level of permitting required (e.g., change from Special Use Permit to As-of-Right).
 - o Prioritize the identified amendments.
- c. *Tip #3: Convince the Town!*
 - o Prepare your application. This could include, but is not limited to:
 - o Working with municipal staff to map infrastructure, existing density, and transit areas
 - o Finding best practices from other communities
 - o Ensure that the application focuses on the 'WHY' – How does the proposal align with the Plan of Conservation and Development? The Affordable Housing Plan?

- Review your municipality’s application procedures, including timelines, fees, and forms
- Garner support and consider varied testimonies that highlight all aspects of amending the regulation

III. Continuing Your Affordable Housing Work

- a. Encourage your municipality to establish a continuing housing committee, board, or group.

Examples include:

- [Salisbury’s Housing Organizations](#)
- [Washington’s Housing Commission \(Ordinance\)](#)
- [Cornwall’s Housing Plan Implementation Group](#)
- [New Milford’s Housing Partnership Committee](#)

- b. Assemble the committee, board, or group. Important perspectives include, but are not limited to:

- A Planning, Zoning, or Planning and Zoning Commissioner Representative
- A Board of Selectman / Town Council Representative
- Social Services Representative
- Senior Services Representative
- Relator
- Builder
- A Conservation Commission / Land Trust Representative
- Faith Based Communities Representative

- c. Determine if your community can establish a housing fund to assist with its housing goals.

Examples include:

- Salisbury’s Housing Trust Fund
- [Washington’s Housing Trust Fund Ordinance](#)

- d. Video Resources

- [An Investment in the Community – Northwest Connecticut Affordable Housing Film](#), Northwest Hills Council of Governments
- [Housing Our Neighbors: Creating Affordable Housing in Rural Connecticut](#), Falls Village Community Development Corporation

IV. Speaker Contact Information

John Guskowski, AICP, CZEO, LEED AP, ENV-SP, [Tyche Planning & Policy Group](#)
jguskowski@tycheplans.com

Jocelyn Ayer, [Litchfield County Center for Housing Opportunity](#)
jocelyn@thehousingcollective.org

V. Additional Questions?

Lillian McKenzie, Development & Communications Manager, TEAM, Inc.
lmckenzie@teaminc.org