

City of Danbury

**Affordable Housing Plan
Committee Meeting #3**

11/15/21

RKG
ASSOCIATES INC

FHI
studio

Agenda

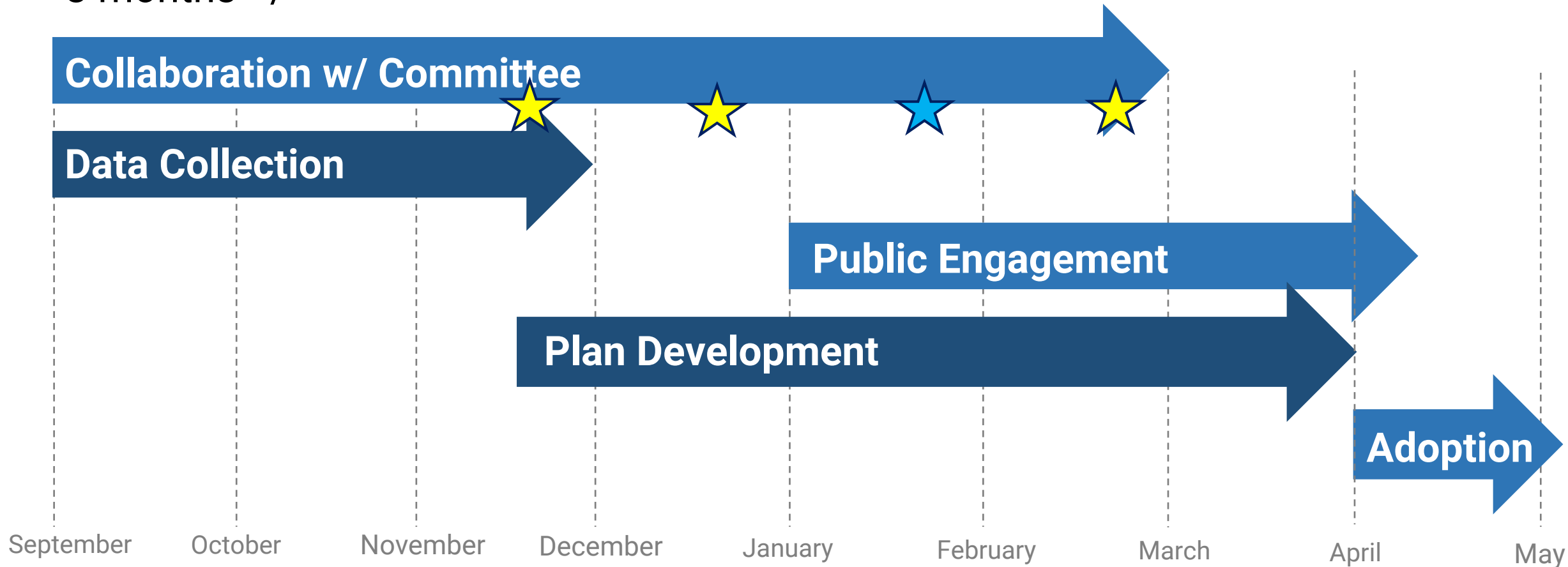
1. Brief review of project scope and schedule
2. Review of 2020 Census housing numbers
3. Vision Statement discussion
4. Review of draft online survey
5. Discuss public workshop
6. Next steps

Project Scope

- Conduct monthly meetings with this Committee over the course of the plan development
- Collect data relevant to housing
 - Demographic and socioeconomic trends
 - Housing and housing cost trends
 - Inventory of housing and affordable housing
- Conduct community engagement
 - Virtual public meeting
 - Online survey
- Develop Plan Document

Project Schedule

8 months +/-



Danbury's Qualified Affordable Housing Supply

- According to the 2020 Census, Danbury now has 33,562 units (an increase of 2,408 units from the 2010 Census)
- This reduces the City's share of affordable housing to 11.14%

2020 Affordable Housing Appeals List - Exempt Municipalities							
Town	2010 Census	2020 Gov Assisted	2020 Tenant Rental Assistance	2020 Single Family CHFA/USDA Mortgages	2020 Deed Restricted Units	2020 Total Assisted Units	2020 Percent Affordable
Ansonia	8,148	349	764	147	0	1,260	15.46%
Bloomfield	9,019	558	106	341	0	1,005	11.14%
Bridgeport	57,012	6,505	4,353	900	19	11,777	20.66%
Bristol	27,011	1,908	962	1124	0	3,994	14.79%
Danbury	31,154	1,615	1,269	565	289	3,738	12.00%
Derby	5,849	275	301	111	0	687	11.75%
East Hartford	21,328	1,593	815	1035	0	3,443	16.14%
East Windsor	5,045	559	42	116	0	717	14.21%
Enfield	17,558	1,340	227	659	7	2,233	12.72%
Groton	17,978	3,727	107	377	10	4,221	23.48%
Hartford	51,822	10,501	8,635	1523	0	20,659	39.87%
Killingly	7,592	520	147	188	0	855	11.26%
Manchester	25,996	1,851	950	964	32	3,797	14.61%
Meriden	25,892	1,964	1,270	1029	11	4,274	16.51%
Middletown	21,223	3,019	1,123	543	25	4,710	22.19%
New Britain	31,226	2,913	1,583	1167	100	5,763	18.46%
New Haven	54,967	9,511	6,867	982	440	17,800	32.38%
New London	11,840	1,598	510	509	101	2,718	22.96%
North Canaan	1,587	148	0	14	0	162	10.21%
Norwalk	35,415	2,242	1,468	437	635	4,782	13.50%
Norwich	18,659	2,249	794	567	0	3,610	19.35%
Plainfield	6,229	377	190	224	0	791	12.70%
Putnam	4,299	383	64	77	0	524	12.19%
Stamford	50,573	4,225	1,971	450	1270	7,916	15.65%
Torrington	16,761	908	322	547	17	1,794	10.70%
Vernon	13,896	1,509	461	386	12	2,368	17.04%
Waterbury	47,991	5,344	3,123	1,751	21	10,239	21.34%
West Haven	22,446	1,024	1,868	439	0	3,331	14.84%
Winchester	5,613	350	167	92	0	609	10.85%
Windham	9,570	1,763	617	363	0	2,743	28.66%
Windsor Locks	5,429	297	156	243	0	696	12.82%

Establishing a Vision for Affordable Housing (What we heard from you)

- What are Danbury's strengths with respect to housing and affordable housing?
 - Varied housing market with robust pricing (size dependent)
 - Good range of prices for purchasing
 - Rental options
 - Property tax friendly/low tax burden for homeowners and renters
 - Leader in affordable housing in the region
 - Large land area
 - Diversity of housing types and character
 - Partnerships in addressing housing needs
 - Community groups, organizations, Active developers in the City
 - Variety of housing in a variety of areas
 - Financing through CHFA abundant in Danbury
 - Growing population, attractive place to move to and live in
 - Good access to parks and recreation, open space
 - Good job market, live where you work
 - Downtown area zoning
 - Diversity of the community/its residents

Establishing a Vision for Affordable Housing (What we heard from you)

- What are Danbury's needs with respect to housing and affordable housing?
 - Housing needs for those below median income including very low income households may not be addressed
 - Rework zoning to allow for development of more units, address constraints such as lot width. Reduce lot width requirement?
 - Determine what kind of city Danbury wants to be in the future. What is the vision for the City?
 - Affordable housing should be spread out in City, need is across different areas of the City.
 - Danbury has few/no high density/large scale apartment buildings, may need more to meet housing demand
 - New housing in proximity of the train station and downtown.
 - Affordable rents (Kennedy Flats are not affordable)
 - Samuels Court is a good example (Scuppo Road) of affordable housing, may need more housing like this
 - Senior housing, more is needed: affordable age-restricted, assisted living, multi-generational
 - Housing for young adults that is affordable
 - Cost of land is high, which makes development challenging. Is there State or City-owned property that could be used for housing development?
 - Potential north of North Street for more housing development?
 - Consider resources available for zoning enforcement

Draft Vision Statement

Danbury will continue to provide a diversity of housing options while expanding its supply of affordable housing. The City will work towards increasing housing choice for its most vulnerable residents including those living in poverty and in households with very low incomes. New affordable housing will include rental units, homeownership units, and a range of sizes and types including apartments, town houses, and single-family homes. Affordable housing will be targeted towards, but will not be limited to, areas that have the infrastructure and services to best accommodate housing development and increased population. The community will continue to be a place that multiple generations call home, and it will have a housing supply that meets the needs of residents throughout different stages of life. Danbury will foster sustainable growth of its housing supply and its housing will accommodate a range of residents from new arrivals to life-long residents.

Draft Vision Statement (marked up)

Danbury will continue to provide a **diversity** of housing options while expanding its supply of **affordable housing**. **The City will work towards increasing housing choice** for its most vulnerable residents including those **living in poverty and in households with very low incomes**. New affordable housing will include rental units, homeownership units, and a **range of sizes and types** including apartments, town houses, and single-family homes. Affordable housing will be targeted towards, but will not be limited to, areas that have the infrastructure and services to best accommodate housing development and increased population. The community will continue to be a place that multiple generations call home, and it will have a housing supply that meets the needs of residents throughout different stages of life. **Danbury will foster sustainable growth of its housing supply (put this line first)** and its housing will accommodate a range of residents from new arrivals to life-long residents.

Revised Vision Statement (Working Draft)

- Danbury will foster sustainable growth of its housing supply options accommodating all of its residents, with a focus on inclusion, equity, and those with lower incomes through different stages of life.

Online Survey

Danbury Affordable Housing Survey

Welcome to the City of Danbury's Affordable Housing Plan Survey

The State of Connecticut now requires every municipality in the State to adopt an affordable housing plan by June 1, 2022. This survey will provide the City valuable feedback on the issue of affordable housing that will assist with preparing the City's affordable housing plan.



"Affordable Housing" as defined by the State includes housing that is subsidized with housing vouchers, housing provided by a housing authority for those with a limited income, and housing which is deed restricted to limit rental cost or purchase price so that the housing remains affordable.

This survey will take about seven minutes to complete.



Online Survey

Danbury Affordable Housing Survey



Please tell us about yourself

1. Where do you live?  



- In Danbury, north of I-84
- Downtown Danbury or walking distance to Downtown
- In Danbury, south of I-84 (but not within walking distance of Downtown)
- Outside of Danbury

2. How long have you lived, or did you live, in Danbury?  



- Less than 5 years
- 5 to 20 years
- More than 20 years
- Not applicable

3. Does your household rent or own the home you live in?  



- Rent
- Own
- Other (please specify)

4. How many people, including yourself, live in your home?  

- 1
- 2
- 3
- 4
- 5 or more

5. What is your age?  


- Under 20
- 20-29
- 30-39
- 40-49
- 50-59
- 60-69
- 70 or over

6. What is your current household income  


- Under \$25,000
- \$25,000 to \$50,000
- \$50,000 to \$75,000
- \$75,000 to \$100,000
- \$100,000 to \$150,000
- \$150,000 to \$200,000
- Over \$200,000
- I prefer not to answer

Online Survey


General Housing Questions

7. Do you think that the housing available in Danbury today is adequate to meet future needs?  0


- Yes
- No
- I'm not sure

8. Do you think that housing in Danbury is affordable for the average resident?  0

- Yes
- No
- I'm not sure

9. Are you concerned about the cost of housing or homeownership in Danbury?  0

- Yes
- No
- I'm not sure


10. Have you or anyone you know struggled to afford their housing in Danbury or left Danbury because they could not afford housing in the City?  0

- Yes
- No

11. What are the major issues related to housing in Danbury today?


Rank the following from most prominent (1) to least prominent (8).  0

		Lack of affordable rental units
		Lack of affordable ownership units
		Lack of luxury/upscale rental units
		Older housing in need or rehabilitation
		Lack of assisted housing for seniors (nursing homes, assisted living, etc.)
		Overcrowding
		Lack of resources to help homeowners (first time homebuyer program, homeownership education resources, rehabilitation grants, etc.)
		Lack of resources to help renters (rental assistance or other subsidies, tools to search and find affordable rental housing, landlord education, assistance applying for financial aid, etc.)


12. Are there other issues related to housing that the City should be aware of?  0

- No
- Yes, these are my thoughts:


Online Survey

12. Are there other issues related to housing that the City should be aware of?  0

- No
- Yes, these are my thoughts:

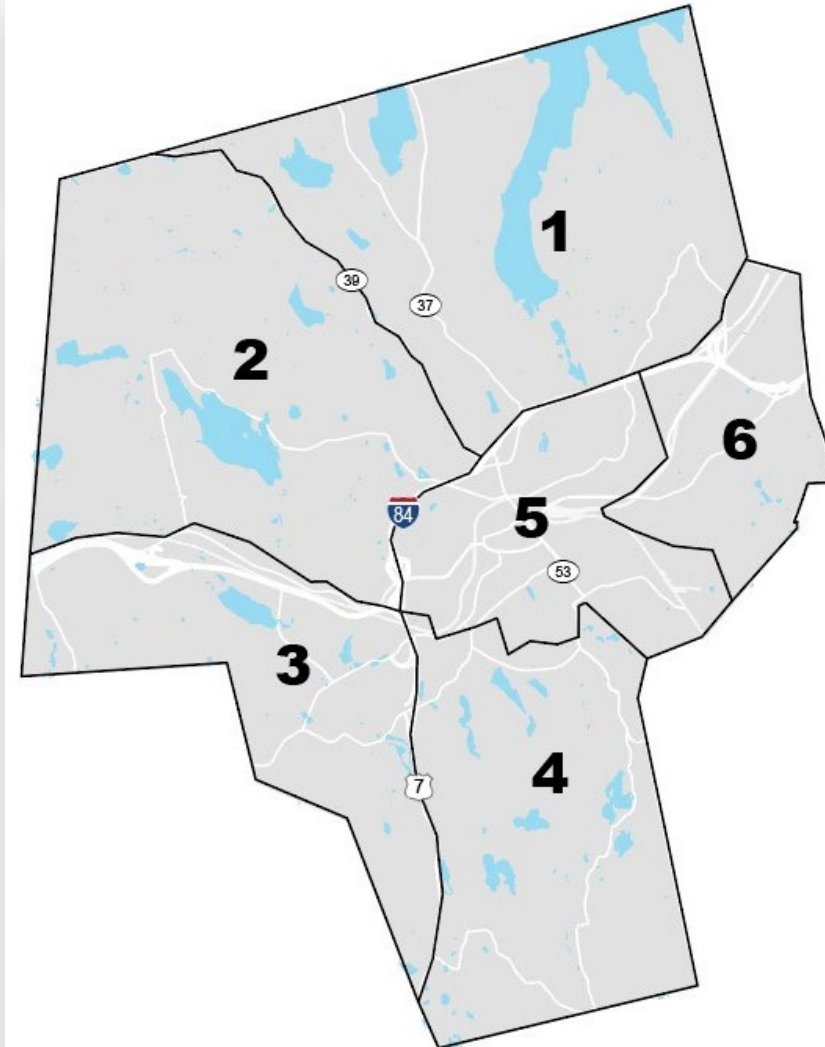
13. Danbury currently has a total of 1,615 State defined Affordable Housing units. Are you aware of any issues related to these housing units?  0

- No
- Yes, these are the issues:

14. What areas of Danbury, if any, should be considered for future housing development? (select all that apply from the map below)  0

- 1 (north of I-84 and east of Rt 39)
- 2 (west of Rt 39 and north of I-84)
- 3 (west of Rt 7 and along and south of I-84)
- 4 (east of Rt 7 and south of Downtown)
- 5 (Downtown and surrounding area)
- 6 (East of Downtown and south of I-84/Rt 7)
- A specific area (please specify)

- None of the above



Online Survey

Rental Housing Questions

15. How much need do you think there is for more rental housing of the following types in Danbury? 🗣️ 0

	No Need	Low Need	Moderate Need	High Need	Very High Need
Studio Units	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
1 Bedroom Units	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
2 Bedroom Units	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
3 Bedroom Units	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
4+ Bedroom Units	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Senior/Age Restricted Units	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Affordable Units (units with rental cost limits)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

16. What type of impact do you believe more rental housing units would have on Danbury? 🗣️ 0

- Positive impact
- Negative impact
- No impact

Ownership Housing Questions

17. How much need do you think there is for more ownership housing of the following types in Danbury? 🗣️ 0

	No Need	Low Need	Moderate Need	High Need	Very High Need
Townhouses	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
1-3 Bedroom houses	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
4+ Bedroom houses	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Luxury houses	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Senior/Age Restricted homes	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Affordable Homes (deed restricted sales price)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

18. What type of impact do you believe more ownership housing units would have on Danbury? 🗣️ 0

- Positive impact
- Negative impact
- No impact

Online Survey

You've completed the Affordable Housing Survey!

19. Would you be interested in attending an in-person public workshop to discuss affordable housing needs and ideas? The workshop will be held on Monday January 24th from 6:00 pm to 8:00 pm at the Danbury Public Library. 🗨️ 0

- Yes
- Maybe
- No

20. Please enter your email below if you would like a reminder of the public meeting or other communications regarding the Affordable Housing Plan development process. 🗨️ 0

Public Meetings

- An in-person public workshop for the POCD will be on Thursday, December 2nd at 6:00 pm at the Palace Theater. There will be a break-out session covering housing.
- An online POCD workshop will be conducted on Thursday, December 9th at 6:00 pm for those that cannot attend the in-person event.
- We will conduct a public workshop for the Affordable Housing Plan on Monday, January 24th from 6:00 to 8:00 pm at the Danbury Public Library.

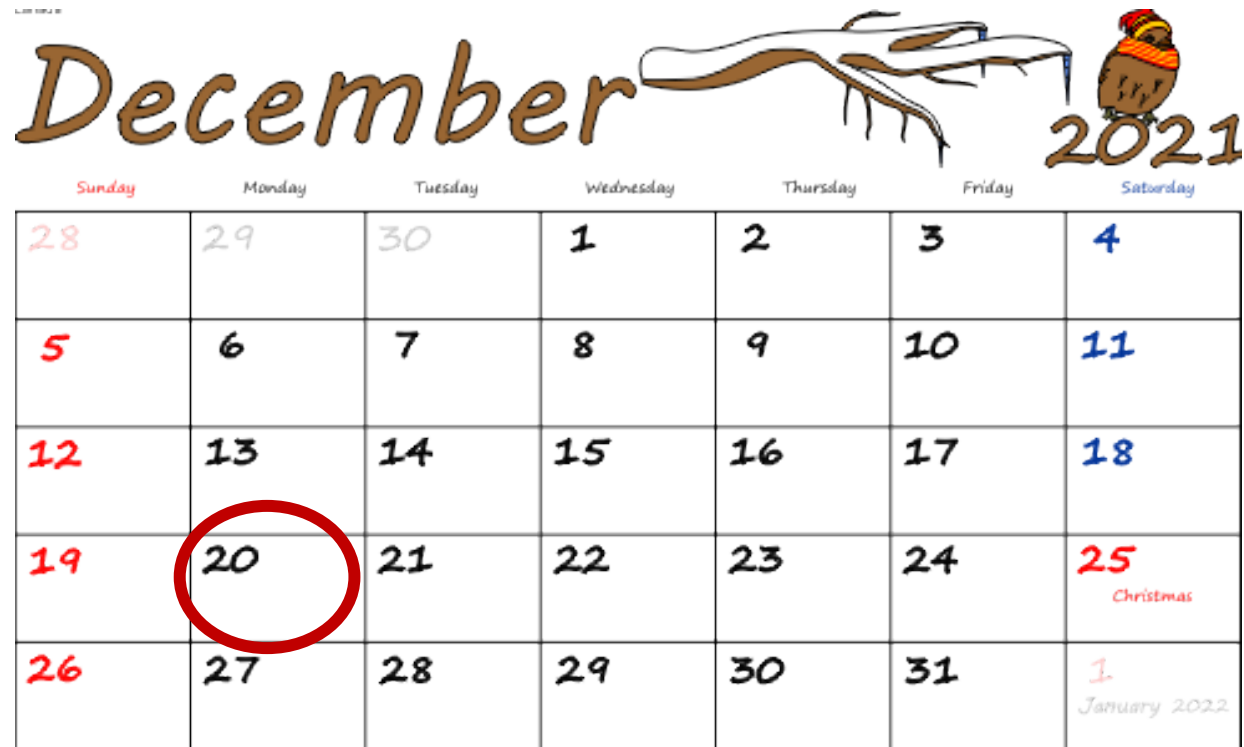


Next Steps

1. Finalize summary memorandum of findings
2. Identify strategies for increasing affordable housing
3. Release online survey (first week of January)
4. Conduct public meeting (January 24th)

Next Meeting

- 12/20 at 3:00 pm



A calendar for December 2021. The word "December" is written in a large, brown, cursive font. To its right is a stylized illustration of a hand holding a branch, and further right is a small illustration of a cardinal perched on a branch. The year "2021" is written in a brown, cursive font. Below the title, the days of the week are listed: Sunday, Monday, Tuesday, Wednesday, Thursday, Friday, and Saturday. The calendar grid shows dates from 28 to 31, with the 20th circled in red. The 25th is labeled "Christmas" and the 1st of January 2022 is also indicated.

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
28	29	30	1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25 Christmas
26	27	28	29	30	31	1 January 2022