



# Somers Affordable Housing Plan

per Connecticut General Statutes Section 8-30j

2024-2029

Board of  
Selectmen  
Public Information  
Meeting

Thursday, October  
17, 2024  
6:00 p.m.

# 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.**
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- (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.**



# 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.







# Somers's Approach

- Process Directed by First Selectman
- Led by Steering Committee & Consulting Team

# What is Somers' Status?

Type of Assistance	Total Units
CHFA/USDA Mortgage	33
Governmentally Assisted Units	146
Tenant Rental Assistance	7
Deed Restrictions	0
<b>TOTAL ASSISTED</b>	<b>186 (5.14%)</b>

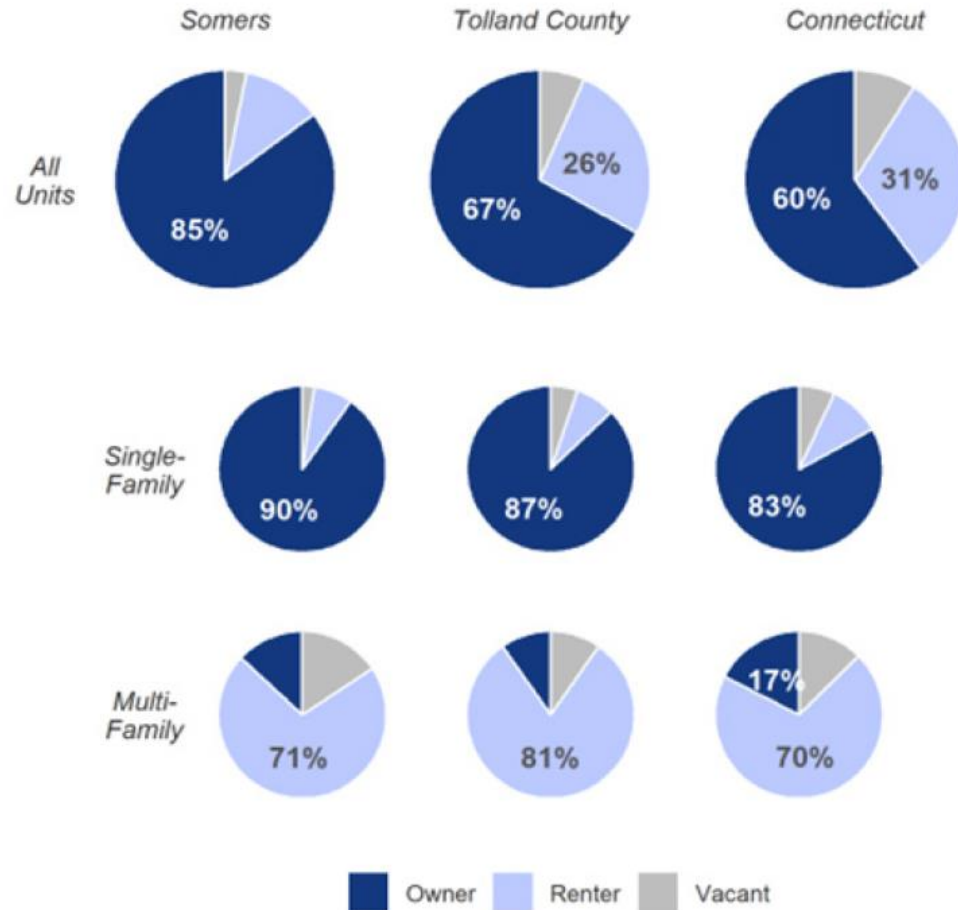
Source: 2023 Connecticut Department of Housing Affordable Housing Appeals List

Type	Total	Percent of Total Units
Single-Family Detached	3,263	92.2%
Single-Family Attached (Townhouse)	47	1.3%
Two Family	78	2.2%
3-4 Family	66	1.9%
5-9 Family	27	0.8%
10-19 Family	40	1.1%
20-49 Family	8	0.2%
50+ Family	11	0.3%

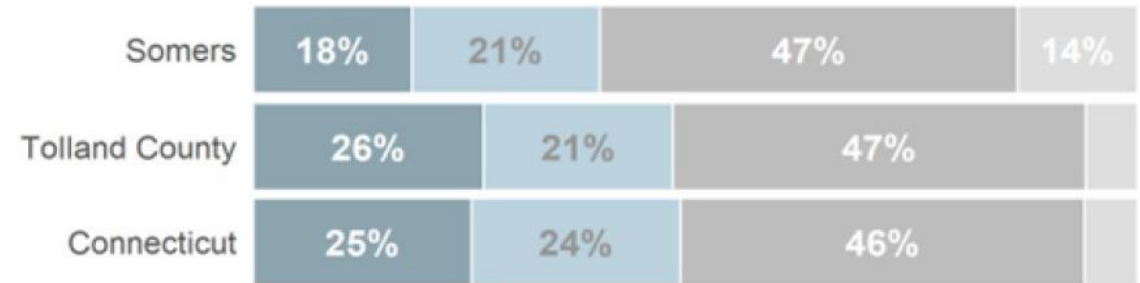
Source: 2020 American Community Survey



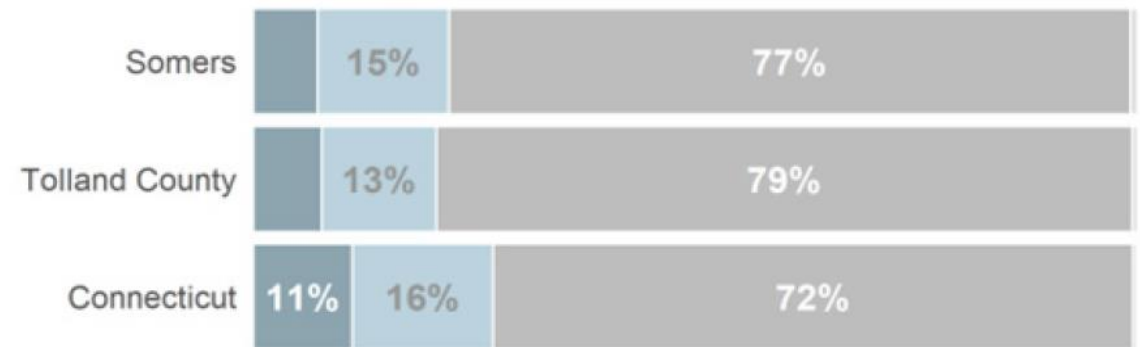
# What is Somers' Status?



## Housing cost burden for renters



## Housing cost burden for owners



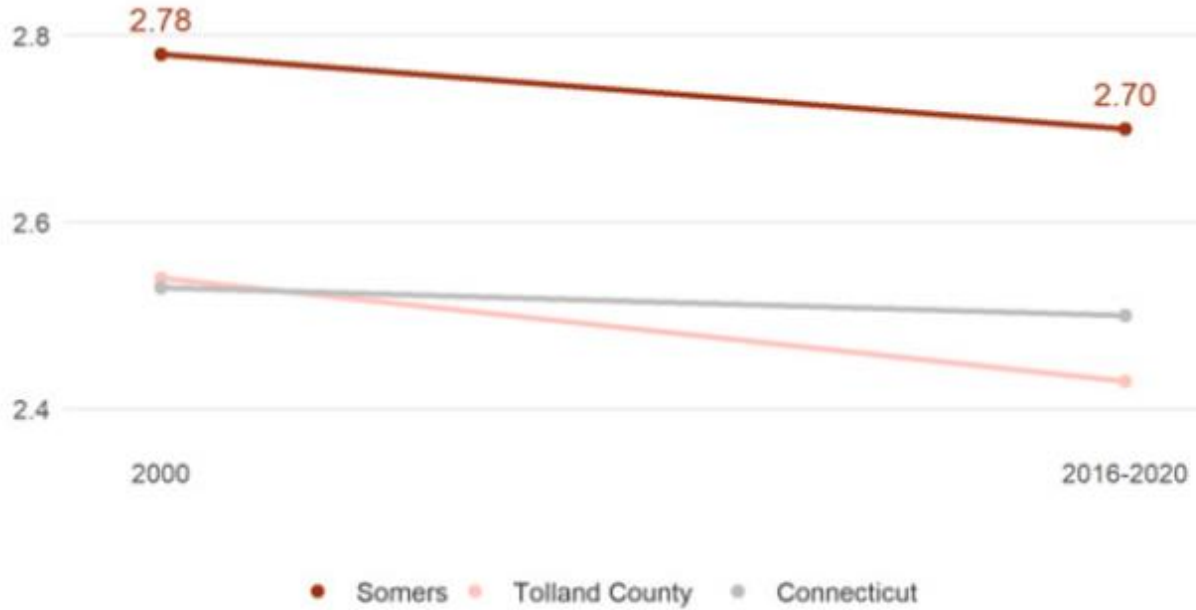
Legend: Severe burden (50% or greater), Moderate burden (Between 30% and 50%), Not burdened (Less than 30%), Not Computed

Source: 2020 American Community Survey via Partnership for Strong Communities

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The average household size in Somers has declined from 2.78 in 2000 to 2.7 in 2020



Projected Population Change By Age Group in Somers

	2015	2020	2025	2030	2035	2040	% Change, 2020-2040
Under 5	330	325	323	312	318	305	-6.2%
Age 5-14	1287	1194	1071	987	957	950	-20.4%
Age 15-19	723	725	700	624	552	534	-26.3%
Age 20-34	1958	1902	1906	2078	1990	1981	4.2%
Age 35-54	4027	3823	3606	3331	3271	3262	-14.7%
Age 55-64	1676	1947	1975	1808	1657	1555	-20.1%
Age 65+	1664	1796	2071	2403	2643	2744	52.8%
<b>Total</b>	<b>11665</b>	<b>11712</b>	<b>11654</b>	<b>11543</b>	<b>11388</b>	<b>11330</b>	<b>-3.3%</b>

What is Somers' Status?



# Recommended Actions

- **Establish a Standing Housing Committee**
- **Allow for middle-density housing as-of-right in certain areas, and as larger home retrofits**
- **Promote USDA and CHFA loan programs with Real Estate community**





# Recommended Actions

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- **Take advantage of State Enabling Statutes to promote housing opportunities, particularly in larger and mixed-use developments**
- **Allow higher-unit multifamily housing, with clear design standards, in core areas and along key transportation corridors**





# Recommended Actions

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- **Consider Development Potential of Surplus, Unrestricted Municipally-Owned Land, including partnering with mission-driven developers**
- **Actively solicit and participate with developer efforts to seek Low Income Tax Credits for development projects**

	ACTION ITEM	LEAD ORGANIZATION	PARTNER ENTITIES	PRIORITY
1.	<i>Establish a Standing Housing Committee</i>			
1.1	<i>Pass a joint resolution establishing and charging a Housing Committee</i>	Board of Selectmen	Planning Commission, Zoning Commission	High – Year 1
1.2	<i>Establish Goals and Work Plan for Housing Committee</i>	Housing Committee	Town Staff	High – Year 1
2.	<i>Allow for middle-density housing as-of-right in certain areas, and as large-home retrofits</i>			
2.1	<i>Develop regulations to allow for existing property retro-fit to allow for middle-density housing</i>	Zoning Commission	Housing Committee, Town Staff	Moderate – Year 2
2.2	<i>Develop and incorporate Design Standards for multifamily developments</i>	Zoning Commission	Housing Committee, Town Staff	Moderate – Year 2-3
2.3	<i>Explore the potential of moving</i>	Zoning Commission	Housing Committee, Town Staff	Moderate – Year 3-5

# Implementation





# QUESTIONS & COMMENTS

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