

FRANKLIN AFFORDABLE HOUSING SURVEY PRELIMINARY RESULTS 2/16/2019

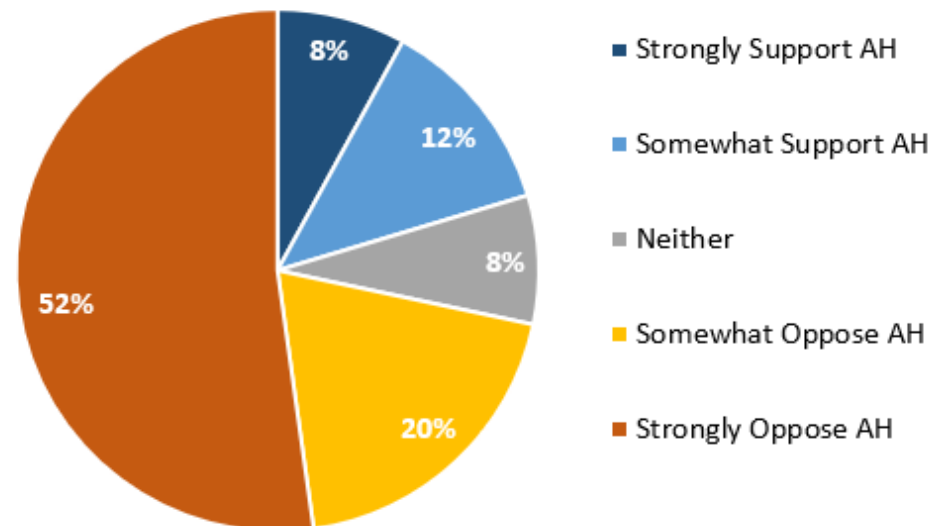
Contents

- General Impressions
- Specific Support
- Write-In Responses
- Addressing Concerns
- Next Steps

GENERAL IMPRESSIONS

- As of 2/9/2021, we had 113 responses, or about 14% of households
- Overall negative views and opposition to “affordable housing” in general

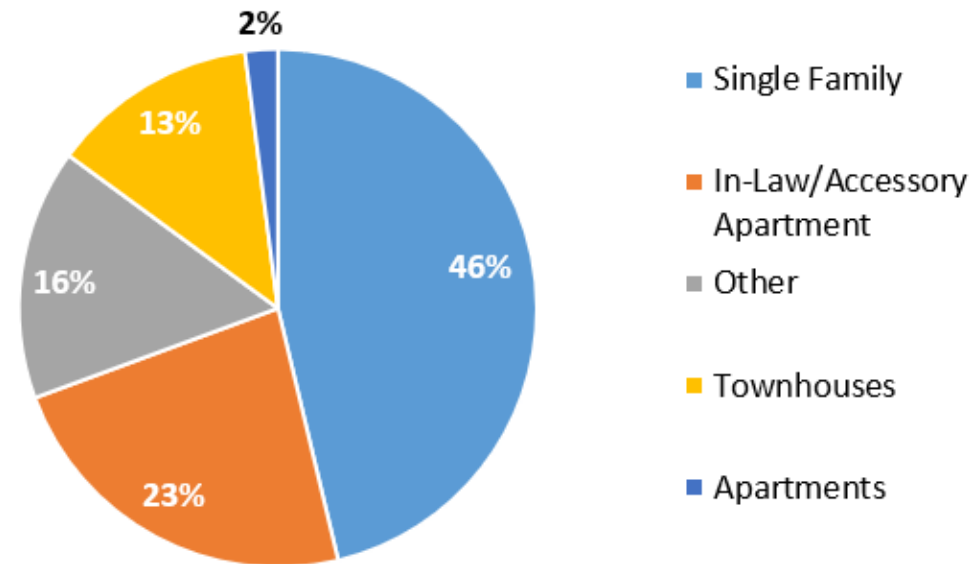
Choose the option that best fits your view:



SPECIFIC SUPPORT: HOUSING TYPES

- When residents are asked specific questions about housing in town, there is some support
- About half of respondents prefer single family construction
- Apartments are unpopular, but some support for accessory apartments or townhouses

Which type of new housing would you prefer in town?

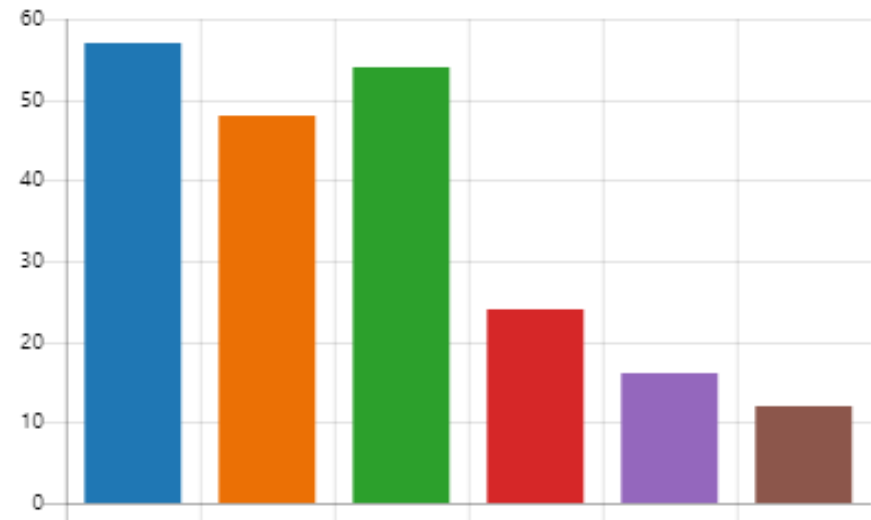


SPECIFIC SUPPORT: NEW RESIDENTS

Strong support for attracting:

- Young families
- Local workers
- Young workers

- Young families
- Young workers
- Local workers
- Senior citizens
- None of the above
- Other

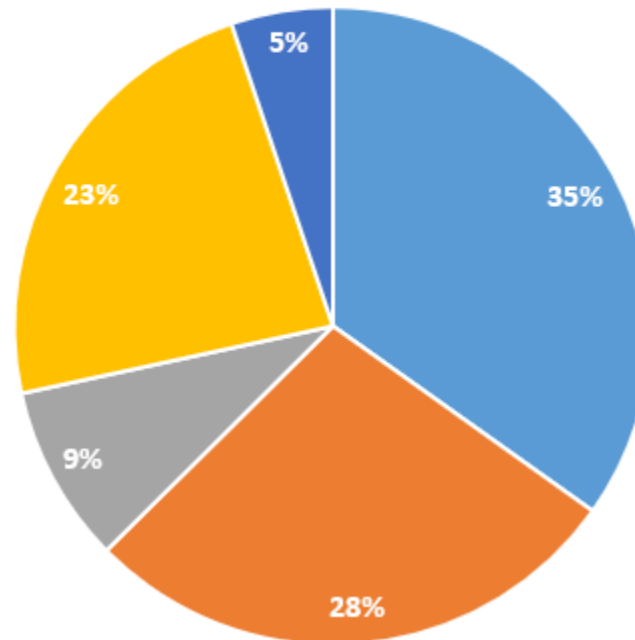


SPECIFIC SUPPORT: OPTIONS

Strong support for:

- Expanding options for seniors to remain in town
- Supporting home ownership for young residents

Franklin should:



- Expand options for senior citizens to remain in town
- Support home ownership by young residents
- Assist low-income residents with home maintenance
- None of the above
- Other

WRITE-IN RESPONSES: COMMON CONCERNS

- “Low-income”
- Fear of taxes increasing
- Fear loss of rural character
- Fear of high density, apartments
- Fear of crime
- Fear of crowding in school

ADDRESSING CONCERNS: WHAT IS LOW-INCOME?

- Many programs use 80% of area median income (AMI) as “low-income” threshold, adjusted by family size
- Many young workers and working families qualify
- USDA and CHFA loans go up to 115% of AMI
 - Targeted at first-time homebuyers, AND counts toward 8-30g!

Income Category	Persons in Family			
	1	2	3	4
Low Income (80%)	\$54,950	\$62,800	\$70,650	\$78,500
<i>Equiv. Monthly Housing Budget</i>	\$1,374	\$1,570	\$1,766	\$1,963
Very Low Income (50%)	\$35,950	\$41,050	\$46,200	\$51,300
<i>Equiv. Monthly Housing Budget</i>	\$899	\$1,026	\$1,155	\$1,283
Extremely Low Income (30%)	\$21,600	\$24,650	\$27,750	\$30,800
<i>Equiv. Monthly Housing Budget</i>	\$540	\$616	\$694	\$770

Source: HUD

Industry	Annual Average Wage in Franklin, 2019
Total - All Industries	\$61,215
Construction	\$59,064
Wholesale Trade	\$67,467
Retail Trade	\$52,512
Transportation & Warehousing	\$56,835
Professional, Scientific, & Technical Services	\$59,248
Admin. & Support & Waste Mgmt. & Remed. Service	\$57,353
Health Care & Social Assistance	\$99,174
Accommodation & Food Services	\$14,797
Other Services (except Public Administration)	\$29,736
Total Government	\$43,293

Source: CT Department of Labor

ADDRESSING CONCERNS: TAXES

- Unless specific tax rebates are being used, AH usually assessed and taxed at market rate
 - Elisha Brook is assessed at \$749,860
- Could consider tax rebate programs for senior residents
- For specific project proposals, we can use Fiscal Impact Analysis calculators to see tax impacts on town

ADDRESSING CONCERNS: CHARACTER, DENSITY, CRIME

- Northwest Hills COG has been a leader in the state in rural, small-scale, and single-family affordable housing projects
- Density in town will generally be limited by public sewer vs. septic

- Cornwall Housing Corporation
- Falls Village Housing Trust
- Goshen Housing Trust
- Kent Affordable Housing
- Litchfield Housing Trust
- Foundation for Norfolk Living
- Salisbury Housing Committee
- Salisbury Housing Trust
- Sharon Housing Trust
- Sharon Housing Authority
- NWCT Habitat for Humanity
- Warren Affordable Housing Corporation
- Washington Community Housing Trust

CORNWALL HOUSING CORPORATION



Bonney Brook Senior Housing



Bonney Brook Senior Housing



Parcel program home



Parcel program home



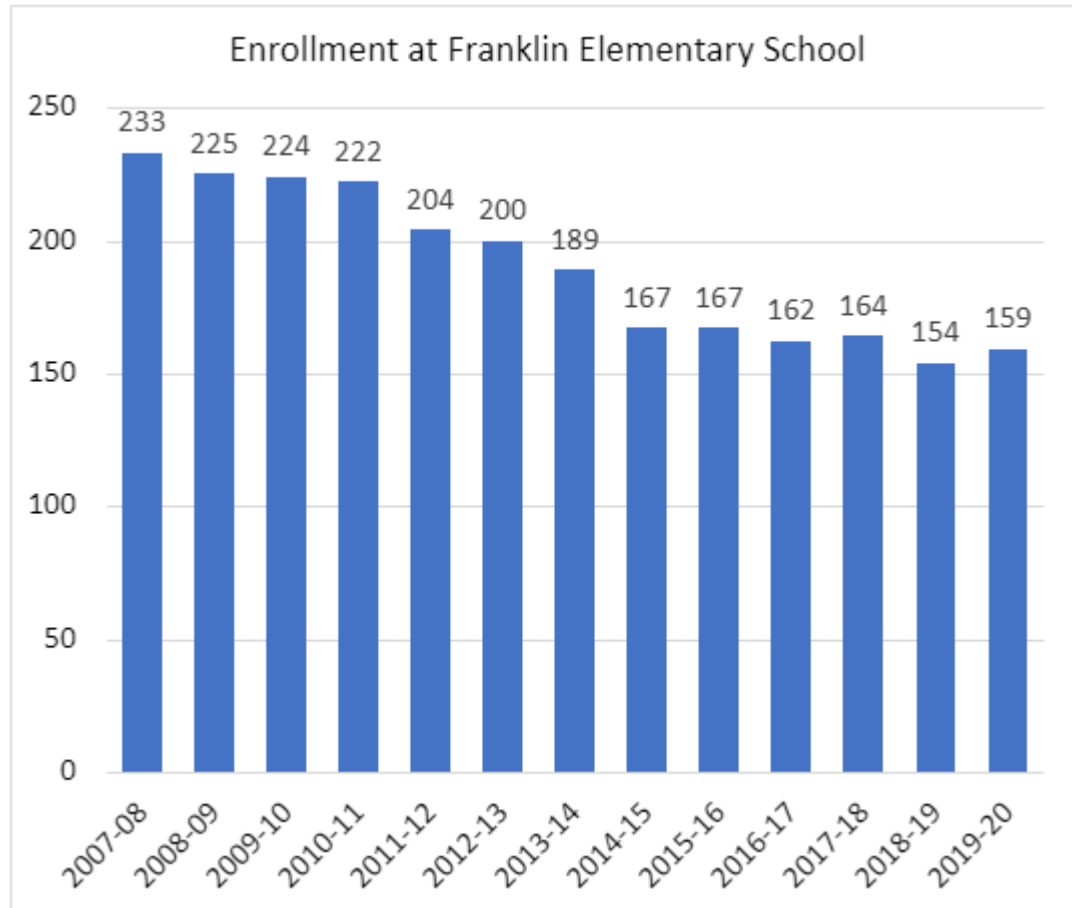
Kugeman Village



Kugeman Village

ADDRESSING CONCERNS: SCHOOLS

- Declining births and school enrollment in Franklin
 - Currently have plenty of capacity
 - Possibility of regionalization if enrollment drops too far



NEXT STEPS

- Set date for public workshop
- Draft recommendations
- Draft plan for PZC review
- Draft plan public comment period
- Plan adoption