

## AFFORDABLE HOUSING COMMITTEE WORKPLAN

1. Review Zoning Regulations related to ADU's, Multi-Family Housing that create barriers for development.
  - Where are multi-family allowed and at what density?
  - Are two-family allowed as of right in all zoning districts? If not, review current zones and how they are allowed? ZP, Site Plan, SUP
  - How can we facilitate through the regulations more diversity in housing types
2. Update on Sewer Capacity, Reality of any future expansion
3. Prioritize Housing Affordability Plan- Robin will make a list based on previous conversation
4. Discuss Expansion on current Senior Housing in Coventry. This may be the location where money set aside can be utilized for development of plans.
5. Establish a list of properties (review the previous list). Rate them based on viability for housing and specifically affordable housing/senior housing
6. Grant research- for planning for affordable housing/senior housing and establishment
7. Public/Private partnerships- housing related

## ITEMS FROM POCD

1. Accommodate residential development at densities (lot size and families per acre) that can be supported by slope and soil conditions and also fit the natural landscape without major re-grading or slashing of wooded areas. Consider water quality needs as related to existing/new infrastructure. [Planning & Zoning Commission]
2. Continue to encourage mixed-use and nodal development in appropriate areas, particularly the Route 44/Main Street intersection and Route 44 near the Bolton town line. [Planning & Zoning and Economic Development Commissions, Land use staff]
3. Work to adaptively reuse older buildings, particularly mill structures and build on the recent success of the Kenyon Falls condominiums that provide 34 affordable housing units. [Planning & Zoning and Economic Development Commissions and Land use staff]
4. Apply for additional Community Development Block Grant (CDBG) funding to upgrade existing low-to-moderate income housing and insure zoning regulations allow appropriate housing initiatives. [Planning & Zoning, Town Council, Land use staff.]
5. Encourage alternative housing options for mature families (empty-nesters) and senior citizens who no longer desire single-family housing but who would prefer to live in multi-family planned environments that offer a wide range of residential amenities or in other alternate living arrangements more appropriate for their stage of life (e.g., accessory apartments, multi-family housing, congregate housing, self-care facilities). [Planning & Zoning Commission, Town Council and Land use staff]
6. Based on the demand for apartments at Orchard Hills, as well as the fact that the site has public sewers, conduct a study as to the feasibility of expanding housing units on site. Apply for CDBG funding to make necessary improvements and modernization to Orchard Hills under the State of Connecticut 2013-18 Action Plan for Housing and Community Development. [Planning & Zoning Commission, Town Council and Land use staff]
7. Consider areas in Town with adequate existing or emerging infrastructure where some moderate density residential development may be appropriate. Development at this density could be in the form of single-family detached, single-family attached, twofamily or multi-family housing with more than two units. The analysis performed with Home-CT grant will help identify housing needs and solutions. Zoning regulations may need to be revised where appropriate to reflect these recommendations and the needs of the community. [Planning & Zoning Commission and Land use staff]

8. Consider Amending Zoning Regulation 5.13.01 to allow apartments or condominiums in the lake watershed area with available sewer and appropriate safeguards to the Lake. [Planning & Zoning Commission]
9. The zoning regulations were changed in 2006 to address houses with accessory apartments for family members. Monitor the administration of these permits and address issues as necessary. [Planning & Zoning Commission and Land use staff]