

December 8, 2021



*The Cornwall Affordable Housing Plan  
Steering Committee presents. . . .*

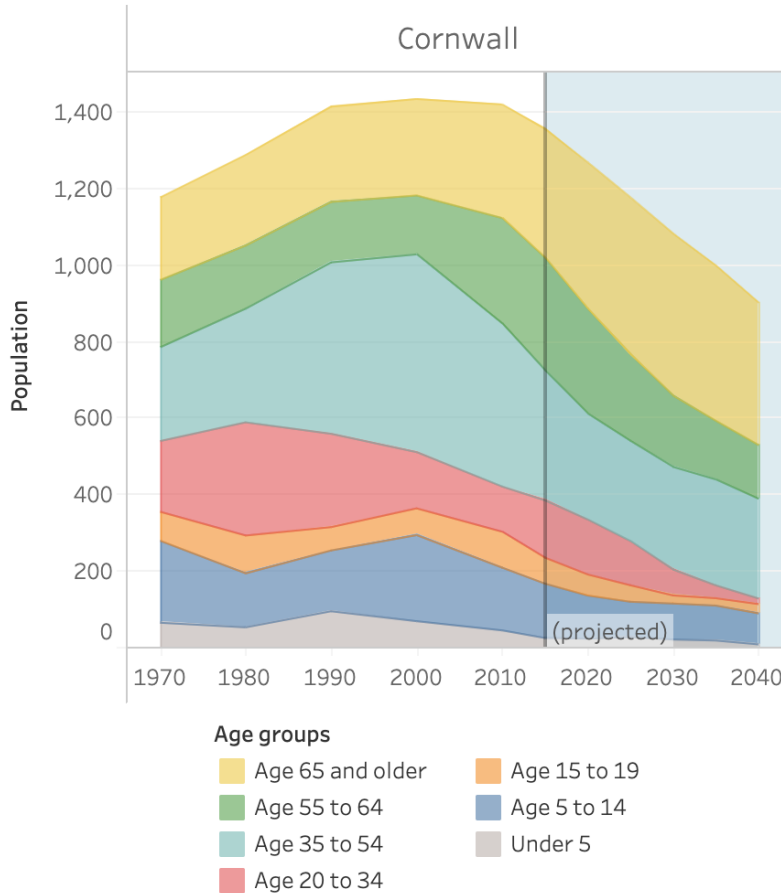
# The Town of Cornwall Affordable Housing Plan



# What does the affordable housing plan contain?

Overview of the Cornwall Housing Plan Process  
Existing Affordable Housing in Cornwall  
Affordable Housing Legislation (8-30g vs. 8-30j)  
Cornwall Housing Corporation  
Demographic Analysis (population projection)  
Current Housing Overview including costs

# Projected Population

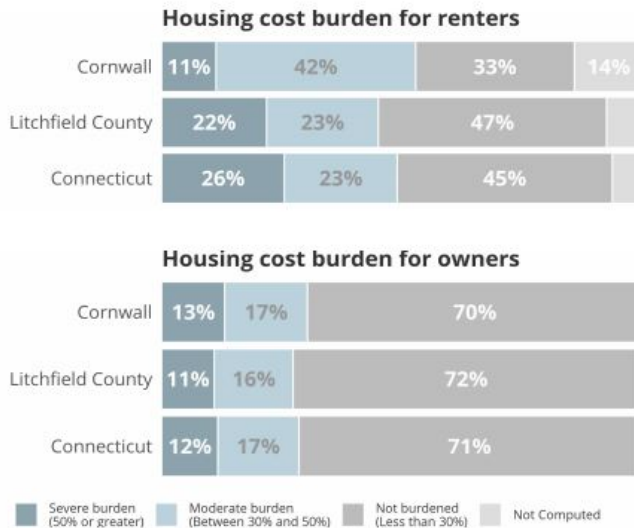


Data source: CT Data Center

# Housing Costs

## Overview:

- In 2020, the median sales price of a home was \$547,500. A 46% price jump from 2019 when the median home price was \$375,000.
- Housing growth is slow in the area. According to Town permit data, on average, 1-2 homes have been built per year since 1990.
- Housing supply (especially for first-time homebuyers and renters) is practically non-existent.
- Housing-cost burdened is a household spending more than 30% of its income on housing costs.
- 53% of renters in Cornwall are housing-cost burdened; 30% of homeowners are cost-burdened.



Data source: Partnership for Strong Communities, SmartMLS Data



# What other information does the **plan** contain?

Overview of the Current Zoning Regulations that govern housing

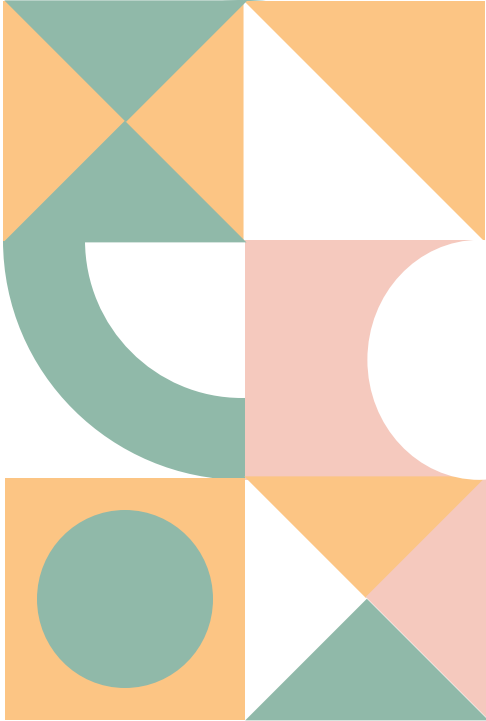
Overview of the Plan of Conservation & Development and action tasks related to housing

# What does *this* plan suggest?

The goals of the Affordable Housing Plan are:

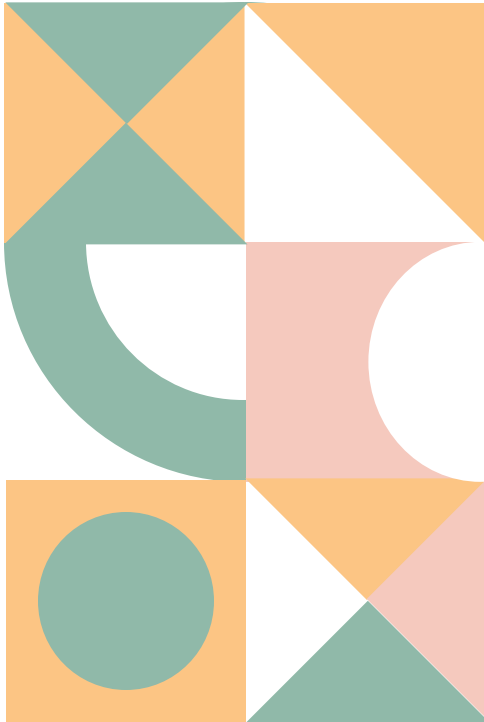
- Increase the number of **rental units** available for residents and workers
- Increase **first-time homebuyer options**
- Consider **zoning & permitting changes** that would enable more housing options
- Increase the availability & diversity of **options for seniors**
- Increase **public awareness** of Cornwall's existing housing efforts
- Further support existing affordable housing and connect citizens to housing resources

# Actionable Strategies



- Update the Town's Zoning Regulations to **enable more diverse housing options**
- Amend the Zoning Regulations to **allow for the creation of multi-family housing and mixed use developments** in specific areas
- Encourage the BOS and the P&Z not to opt-out of PA 21-29 which will **enable accessory apartments by right** and standardize the parking requirements to one (1) per accessory unit
- Encourage **private giving of land** to the Cornwall Housing Corporation
- Increase the possibility for **smaller houses** by examining existing requirements for buildable areas and minimum housing size

# Actionable Strategies (continued)

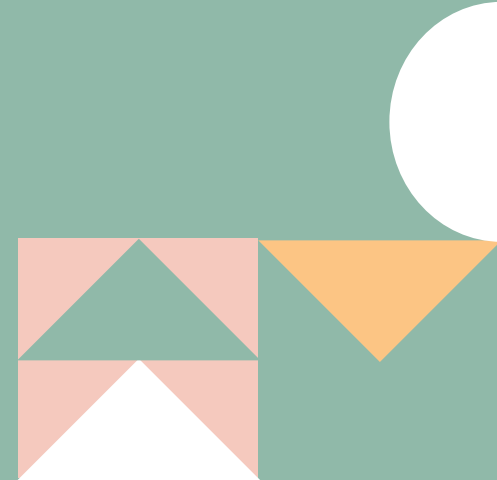


- Annually conduct a **Town-wide Housing Forum** to continue community discussion around housing need, relevant data, available resources, and to verify progress of achieving the Town's housing goals
- Establish a Cornwall Housing Commission to assist with local housing efforts including the **establishment of a housing trust fund**
- Create a **Housing Coordinator** position to assist local resident with their housing needs and to connect them to available resources
- Investigate **property tax abatement programs** and encourage the state as an on-going partner when it comes to achieving local housing goals



*"How does a home help someone achieve their goals? A house is more than a roof over our head. It is a building block of stability. It provides a myriad of opportunity. Will the Town benefit from affordable housing? The answer is a resounding YES."*

*Patricia Vanicky, Cornwall Housing Forum, May 2021*





*prepared by Janell Mullen on behalf of the  
Town of Cornwall Affordable Housing Plan  
Steering Committee, December 2021*