

**DRAFT MENU OF POSSIBLE OPTIONS. REVISED BASED ON 4/13/21 MEETING**

**Overarching goal:** To create housing opportunities that are affordable to current and future residents and people who work in the Town of Washington while also protecting our natural resources. **To create 30 units over the next 5 years.**

Goal	Action/Task	Responsible Lead*	Partners
<b>Create first time homebuyer options (10 units)</b>	Encourage private giving of land or funding to Washington Community Housing Trust (WCHT) or Housatonic Habitat for Humanity (HHH) to allow them to build homeownership opportunities for households at 65% to 80% of the area median income. Promote tax incentives of such donations.	HC	WCHT, HHH
	Work with the Steep Rock Association to see if future donors could be asked to consider a small portion of the preserved property being provided to WCHT to be used to provide 1-3 units of homeownership housing.	HC	WCHT, SRA
	If a parcel has not yet been subdivided since 1955, the property owner can <b>subdivide a lot for affordable housing</b> as long as it meets public health code requirements without being subject to other requirements in the town's subdivision regulations. Make residents aware of this option at least once per year through newsletter articles, postcards, brochures, or other methods.	HC	PC, BOS, WCHT
	Continue to increase awareness of <b>down-payment assistance</b> and free first-time homebuyer education classes available in the area and online with yearly or twice yearly articles in the town's e-newsletter	HC, BOS	Housing Development Fund, Neighborhood Housing Services of Waterbury
	Consider a town ordinance that allocates a <b>portion of the conveyance fees already collected</b> by the Town under CGS section 12-494 to be deposited into the town's existing <b>Affordable Housing Fund</b> .	BOS	HC
	<b>Regularly fund the Housing Commission</b> line item in the Town budget. A portion of the funds in the HC budget should be allocated to the town's <b>Affordable Housing Fund</b> . This Fund can be used by non-profit housing organizations for soil testing on possible sites that could be made available for affordable housing, among other uses.	BOS	HC, BOF
<b>Encourage the development of "downsizing" options (unit goal?)</b>	Allow <b>duplexes or two family homes</b> by site plan review. Update the town's zoning regulations to <b>allow multi-family housing</b> (2 or more units together in one structure or on one site) that could be built by a non-profit or private developer on parcels that can meet septic and well requirements. <b>Specifically allowing this in the town's village centers (except for Washington Green) would be consistent with the Town's 2014 POCD.</b>	ZC	PC, HC
	Consider <b>allowing the conversion of existing homes</b> to multiple units for any home that can get Health District septic and well approval not just homes built before 1950. Conduct outreach to let property owners know about this option.	ZC	PC, HC
	Create and promote an <b>accessory apartment guidebook</b> to assist residents interested in this option.	HC	PC, RHC, HC
	Consider adopting a <b>flexible zoning tool</b> such as an overlay zone for each of the town's 4 business districts to allow smaller, more affordable single-family homes, multi-family, age-restricted, and mixed-use housing in these districts to provide housing opportunities and revitalize the village centers.	ZC	PC, HC
<b>Support the development of affordable rental opportunities for seniors and young people/families (GOAL= 20 units)</b>	Support the development of additional affordable rental units by the <b>Washington Community Housing Trust</b> . Look for opportunities for the Town to apply for grant funding that would support the development a new project or rehabilitation and upgrades to exiting units such as the Small Cities grant funding.	HC	BOS, WCHT
	Assist the WCHT in building its <b>resources</b> to address housing needs in Washington such as helping to get the word out to residents who might consider selling land less expensively to WCHT or donating land or funding.	HC	
	Continue to support the <b>Northwest Connecticut Regional Housing Council</b> of which the WCHT is a member organization. Where the region's small towns share information and resources to help build their capacity to create housing options.	BOS	WCHT, RHC

<b>Help keep seniors in their homes</b>	Update the town's zoning regulations to assure that residents can add <b>wheelchair ramps</b> or meet other ADA requirements without needing a special permit or variance due to setbacks or other restrictions.	ZC	
	Promote <b>energy efficiency programs</b> offered by Eversource and others once per year through the town newsletter or other means.	BOS	
	Consider establishing a <b>housing rehabilitation program</b> that provides funding and technical assistance for accessibility modifications or other needed upgrades for income eligible homeowners.	BOS	
	Continue to provide <b>transportation, social, and food services</b> to seniors that help them stay in their homes.	Senior Center	

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