

Affordable Housing Plan: Objectives and Recommendations

	Responsible Party	Next Step	Expected Outcome	Target Delivery Date
1. Reduce restrictions for accessory apartments				
A. Monitor the recently amended Zoning Regulations regarding accessory apartments to determine if any further changes to the approval process for detached and attached apartments are needed.	Town Planner Staff	No applications received to date.	Ongoing	June 2023
B. Consider financial incentives for the construction of accessory apartments that are deed-restricted affordable, such as a tax incentive	Town Planner Staff	Research incentives offered in similar communities.	Report on incentives and recommendation to BOS	December 2023
2. Examine the regulations governing development of multi-family housing				
A. In addition to the CC Zone, examine other zones with access to public infrastructure where multi-family development is currently allowed and consider allowing the use by right, instead of by Special Permit approval. This could include two-family structures/duplexes, triplexes, or larger scale multi-family developments, depending on further study and a determination of the appropriateness of the development size. Site Plan approval may still be required from the Planning and Zoning Commission.	Planning & Zoning Commission	On hold until information from flow study and Granby Center study reviewed, and meetings with utilities held.		2024

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B. Consider other zones with access to public infrastructure where multi-family developments may be appropriate.	Planning & Zoning Commission	On hold until information from flow study and Granby Center study reviewed, and meetings with utilities held.		2024
C. In the PDM Zone, a density bonus is allowed for the development of elderly housing, and there is an additional density bonus where elderly and affordable housing is provided. Expand the zones with access to public infrastructure where a density bonus is allowed and allow such a bonus for construction of any affordable unit, not just for elderly and affordable.	Planning & Zoning Commission	On hold until information from flow study and Granby Center study reviewed, and meetings with utilities held.		2024
D. Assess the current density allowed for a multi-family use and consider an increase in density depending on the suitability of the site and access to public infrastructure.	Planning & Zoning Commission	On hold until information from flow study and Granby Center study reviewed, and meetings with utilities held.		2024
E. In zones where the minimum lot size required for multi-family developments exceeds the minimum lot size in the underlying zone, consider a reduction in the required minimum lot size for multi-family developments.	Planning & Zoning Commission	On hold until information from flow study and Granby Center study reviewed, and meetings with utilities held.		2024

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F. Consider a change to the Zoning Regulations to require a certain percentage of units constructed in a multi-family development be deed-restricted affordable; this is known as inclusionary zoning. If a developer is unable to comply with the requirement, consider a provision that would allow payment into a housing trust fund. The funds could then be used for the development of affordable housing.	Planning & Zoning Commission	Staff to research and prepare summary of regulations.	Report findings to the Planning and Zoning Commission for further discussion and consideration.	June 2023
G. Explore establishment of a housing trust fund (see 2.f.).	Board of Selectmen	Staff to research and prepare report	Review report on costs/benefits of various options	September 2023
3. Encourage the development of single-family affordable housing				
A. Where public water and sewer exist, or in other locations where there are suitable soils, consider allowing reduction of the minimum lot size by either Special Permit approval or another mechanism, such as an overlay zone; smaller lot sizes would reduce the overall cost of the house/property, increasing the financial feasibility of developing affordable housing.	Planning & Zoning Commission	On hold until information from flow study and Granby Center study reviewed, and meetings with utilities held.		2025
B. Consider a density bonus within Flexible Residential Developments (FRD) for the construction of affordable housing	Planning & Zoning Commission	Staff to research and prepare recommended density bonus language.	Report recommendations to the Planning and Zoning Commission for further discussion and consideration.	February 2024

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C. Consider a modification to the Zoning Regulations to require the set-aside of a certain number of affordable housing units in any planned residential subdivision. Similar to the aforementioned recommendation (see 2.e.), if a developer is unable to comply with the requirement, consider a provision that would allow payment into a housing trust fund. The funds could then be used for the development of affordable housing.	Planning & Zoning Commission	Staff to research and prepare summary of regulations.	Report findings to the Planning and Zoning Commission for further discussion and consideration.	June 2023
D. Explore establishment of a housing trust fund (see 3.c.).	Board of Selectmen	Staff to research and prepare a report.	Review report on costs/benefits of various options.	September 2023
4. Promote the modest expansion of public infrastructure				
A. Examine capacity of existing sewer and water systems to determine whether additional capacity is achievable and sustainable.	Board of Selectmen	Complete sewer flow study. Determine approach on water.	Report findings of study	September 2023
B. Examine whether the sewer service area map should be modified to allow for an expansion of the service area north and south of Floydville Road to the East Granby town line, and eliminate the areas north of Crest Road, along North Granby Road.	Board of Selectmen	Determine approach upon report of the sewer study		January 2024
C. Request regular updates from the water and natural gas companies, which are not Town-owned, on their infrastructure plans for Granby.	Town Planner Staff	Set up meetings with Salmon Brook Water, Aquarion and CNG	Report on potential projects in town	May 2023
D. Monitor bus routes and propose changes as may be needed to better serve Granby residents. If there is an increased need for bus transportation based on future housing plans, the town should pursue additional bus routes or stops with CTtransit as needed.	Board of Selectmen	Town staff to prepare report on existing routes, ridership, and process for changing routes.	Determine if additional bus routes are needed.	April 2023

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E. Promote sidewalk connections and additional bike paths.	Planning & Zoning Commission	Track installation of new sidewalks. Staff to explore funding opportunities to expand sidewalk network as outlined in POCD.	Ongoing	STEAP, LOTCIP, other grant application deadlines TBD
5. Actively seek partnerships with affordable housing developers				
A. Study Town-owned land and determine which properties will likely not be needed by the Town for future municipal facilities or uses. Of the properties that remain, determine which ones may be best suited for residential development.	Board of Selectmen	Town staff to prepare/update spreadsheet showing all town-owned land and other relevant information (acreage, zoning, etc.)		June 2023
B. Explore partnerships with affordable housing developers and non-profit entities with experience in affordable housing development to facilitate residential development on Town-owned land where appropriate.	Board of Selectmen	Determine approach upon completing town-owned land study review		2024