



TOWN OF KILLINGLY

Affordable Housing Plan 2022

DRAFT SUBMITTED: April 4, 2022
APPROVED BY TOWN COUNCIL ON: May 10, 2022

PREPARED BY:

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Resolution #22-

RESOLUTION ADOPTING THE AFFORDABLE HOUSING PLAN

BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF KILLINGLY that the proposed Affordable Housing Plan be adopted and transmitted to the State of Connecticut as required by General State Statutes


KILLINGLY TOWN COUNCIL



Jason Anderson
Chairman

Dated at Killingly, Connecticut
this 10th day of May 2022

Attest: I, Elizabeth Wilson, Town Clerk of the Town of Killingly, do hereby certify that the above is a true and correct copy of a resolution adopted by the Killingly Town Council at its duly called and held meeting on May 10, 2022, at which a quorum was present and acting throughout, and that the resolution has not been modified, rescinded, or revoked and is at present in full force and effect. I further certify that Mary T. Calorio now holds the office of Town Manager and that he has held that office since March 11, 2019.


Elizabeth Wilson, Town Clerk

5-11-22
Date

(Seal)

TOWN OF KILLINGLY

AFFORDABLE HOUSING PLAN 2022

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COMMUNITY VALUE STATEMENT

The Community of Killingly values housing for all people, as reflected in the 2020-2030 Plan of Conservation and Development where it reads – “Housing in both quantity and quality, available for the full range of income levels, which would complement the positive natural and cultural characteristics of the Town.” (*Town of Killingly, 2020 - 2030 Plan of Conservation and Development, Effective 05/04/2020, Section 3.4 Housing, Page 28*) However, the community’s value statement under this Affordable Housing Plan is updated to state the following – **“Housing in both quantity and quality, available for the full range of income levels, for all ages, and inclusive of people with varying special needs. Said housing should complement the positive natural and cultural characteristics of the Town.”** The Town of Killingly recognizes that a stable and secure residence is one of the back bones of building a thriving community where residents flourish.

“The development, maintenance, and redevelopment of housing plays a major role in shaping the community’s physical character, transportation investments, public infrastructure investments, and the need for and location of schools and community facilities. Killingly has a wide spectrum of housing types, including rural farmhouses, old mill housing, seasonal vacation homes, mobile homes, garden apartments, and single and multi-family housing.” (*Town of Killingly, 2020 – 2030 Plan of Conservation and Development, Effective 05/04/2020, Section 3.4 Housing, Page 25*)

“Inadequate or substandard housing can lead to other economic, health and social problems for the community. Problems associated with substandard housing can result in a high crime rate, drug usage, fires and increased high school dropout rates. The appearances of run-down housing in an area can also hinder economic development by discouraging developers from investing in the Town.” (*Town of Killingly, 2020 – 2030 Plan of Conservation and Development, Effective 05/04/2020, Section 3.4 Housing, Page 25*)

The community promotes the value of a safe, secure home for all residents, and understands the impact of proper housing on the success of its’ residents and the success of the whole community.

UNDERSTANDING AFFORDABLE HOUSING

To understand the history of affordable housing, one needs to comprehend just what affordable housing is. As defined by the United States Housing & Urban Development (HUD), a broad-based definition of affordable housing is housing that should not exceed 30% of the gross income of the household occupying a single residence. That cost of housing, at the minimum, includes mortgage, rent, real estate taxes, and utilities. Some scholars also include any other costs that either renters or homeowners may incur associated with living in the residence such as homeowner association fees, and insurance. Today, some scholars in the field of affordable housing believe the cost of transportation to and from work should also be included; however, that will be discussed in further detail later in this document. The 30% threshold became effective in 1981 and is used for both homeowners and renters alike and has not been adjusted in 40 years. (*Defining Housing Affordability*, Published August 14, 2017, <https://www.huduser.gov/portal/pdredge/pdr-edge-featd-article-081417.html>) The 30% threshold is an increase over the previously used threshold of 25%. This definition of affordable housing covers all types of housing and the people that live in said housing. For example, if your gross household income is \$90,000.00 annually and you live in a residence that costs you more than \$30,000.00 annually, that residence is not affordable for your income level under HUD's current definition of affordable.

DEFINITION OF AFFORDABLE HOUSING FOR PURPOSES OF THIS PLAN

The State's definition of affordable housing under Section 8-30g of General Statutes for the State of Connecticut has a narrower definition and is the main type of affordable housing that this plan addresses.

Under Section 8-30g affordable housing is 1) Low- and moderate-income housing that has received some sort of governmental financial assistance (for construction or rehab thereof) ; 2) Housing for tenants that have received rental vouchers; 3) Housing with Connecticut Housing Finance Authority (CHFA) or the United States Department of Agriculture (USDA) single family mortgages (often referred to as "first-time home buyers' loans); 4) Housing with deed restrictions limiting the price to low- and moderate-incomes as classified by the State. The deed restriction must be in place and stay in place for forty (40) years to qualify as affordable housing status under Connecticut's statutes.

Section 8-30g applies to housing stock that is “assisted housing” by the government; “housing that is receiving, or will receive, financial assistance under any governmental program for the construction or substantial rehabilitation of low- and moderate-income housing, and any housing occupied by persons receiving rental assistance under Chapter 319uu or Section 1437f of Title 42 of the United States Code.” (CGS Sec. 8-30g(3))

Section 8-30g is the Affordable Housing Land Use Appeals Act which “allows housing developers willing to build housing with long-term affordability to low-and-moderate income households to challenge the town’s failure to approve the proposal even when they do not meet a municipality’s zoning regulations.” (*“What is the Affordable Housing Appeals Procedure? [Section 8-30g]”*; Partnership for Strong Communities, February 22, 2022)

Section 8-30j Affordable housing plan -requires that each municipality shall prepare, or amend, and adopt an affordable housing plan for the municipality every five (5) years. It further states that such plan shall specify how the municipality intends to increase the number of affordable housing developments in the municipality.

At present, the Town of Killingly is one of only thirty-one (31) municipalities that is exempt from the Affordable Housing Appeals Procedure as we currently have 10.35% of our current housing stock that classifies as affordable housing under Sec. 8-30g. Why is this important? By being on the exempt list from Sec. 8-30g allows us to “connect the dots” in the way that is most important to our community and not just to someone else’s “bottom line”. Right now, we have control over the script; however, that control could easily slip out of our grasp if we are not pro-active about establishing more affordable housing within our community over the next five years.

(Continued on next page)

Killingly's Status on Connecticut's Affordable Housing Appeals Exempt Status List

YEAR	CENSUS DATA	GOV'T. ASSISTED	TENANT RENTAL ASSISTANCE	SINGLE FAMILY CHFA/USDA MORTGAGES	DEED RESTRICTED UNITS	TOTAL ASSISTED UNITS	PERCENT AFFORDABLE § 8-30g
2021	7,592	467	152	167	0	786	10.35%
2020	7,592	520	147	188	0	855	11.26%
2019	7,592	520	147	201	0	868	11.43%
2018	7,592	520	112	202	0	834	10.99%
2017	7,592	520	117	296	0	933	12.29%
2016	7,592	520	112	297	0	929	12.24%
2015	7,592	527	106	417	0	1,050	13.83%
2014	7,592	495	107	488	0	1,090	14.36%
2013	7,592	530	125	479	0	1,134	14.94%
2012	7,592	530	120	309	0	959	12.63%
2011	7,592	530	124	251	0	905	11.92%
2010	6,909	658	n/a	248	0	906	13.11%

(NOTE: The Census Data on this table is from the 2010 Census – Once the 2020 Census information is publicly available the Census Data will most likely change, and if it changes to a larger number our Percent of Affordable Housing under §8-30G may be lower than presented above.)

According to the table above, government financially assisted (for construction or rehabilitative purposes) housing is the largest segment of affordable housing within Killingly, followed by the CHFA / USDA mortgages on single family dwellings, with tenant rental assistance being the smallest segment of affordable housing assistance. Currently, there are no deed restricted units located within Killingly.

It should be noted that the Town of Killingly is currently at an all-time low for affordable housing units, at 10.35%. The highest percentage of affordable housing recorded for Killingly was in 2013 at 14.94%. This does not mean that affordable housing is no longer needed in the community, if anything, it shows that many of our CHFA / USDA mortgages have aged out or been refinanced to conventional lending.

According to the Partnership for Strong Communities Housing Data Profiles, Killingly is at risk of losing another 7% of our federally assisted housing units (mortgages) within the next five (5) years.

WHO DOES AFFORDABLE HOUSING SERVE?

Affordable Housing serves the community as a whole; as well as, the individuals and families that reside in affordable housing units. Affordable housing is one piece of the puzzle when it comes to providing housing diversity, and housing equity within our community.

Affordable housing serves a purpose for the student just graduating from school and getting their first job, the newly married couple purchasing their first home, a single parent trying to provide a safe and secure place for his/her family, someone that due to injury can no longer work a full-time job but wants to stay independent, and the elderly couple (or elderly single) on a limited income, that no longer can afford to, or does not want to, stay in their large family home.

Affordable housing also supports our major employer base. For example, one issue that staff hears from our employers is that they cannot find local employees. Staff rephrases that problem as there is not enough housing within a reasonable distance of employment locations that employees can afford. The major mode of transportation for residents of Killingly is driving; however, the Town of Killingly recently completed their "Killingly Industrial Park Connectivity Plan." That plan noted "15.9% of households in Killingly do not have access to a vehicle or have less vehicles than workers." (*Killingly Industrial Park Connectivity Plan, Page 9, September 2021*) – [original source 2019 American Community Survey {ACS}, 5-year Estimate]. Killingly does not have easy access to public transportation. The Northeast Council of Governments does offer a limited schedule of buses, unfortunately, the bus schedules cannot accommodate our major employers or their employees, as the bus schedules and employers' / employees' work schedules do not coincide. Even those Killingly residents travelling to work outside of Killingly cannot use CT Rapid Transit (bus or trains) unless they drive to a location in another municipality. If it was, or is, possible to construct affordable housing near our major employment centers we might be able to solve the issue of transportation to and from their place of employment. The resolution might take a partnership of the employers and developers, but we are hopeful a solution will be found.

OUTSIDE ISSUES AFFECTING KILLINGLY'S AFFORDABILITY

Over the last decade the number of residents commuting outside of Killingly for their employment has grown. There is a concern that Killingly is becoming a bedroom community for the cities of Hartford, Providence, Worcester, Boston and other cities and towns outside of the northeast region of Connecticut. One reason for this could be the prohibitive cost of housing in other employment centers in comparison to the housing costs in Killingly for the same style house. Unfortunately, this dynamic has both positive and negative outcomes, 1) those people trying to sell their homes have received offers and closed quickly; and 2) due to the above, the increase in housing prices has outpaced the means of some locally generated incomes.

This pressure of becoming a bedroom community for businesses outside of our own town continues with the development of, and growth of large-scale employers in the eastern region of Connecticut. Electric Boat and Amazon are just two examples of such pressure.

Finally, a portion of the housing shortages we face today are due to the circumstances surrounding COVID for the past two (2) years. There is an adverse effect on the building supply chain which in turn causes an increase in the prices of home construction; and when a house does become available on the market it sells within a matter of days often for a price higher than listed. This places additional cost burdens and stress on those trying to find a suitable family home.

HOUSING STOCK ASSESSMENT FOR KILLINGLY

(NOTE: Graphs from 2018 American Community Survey are based upon 5-year estimates, and therefore will vary in number from the more accurate numbers of the 2021 Town Profile provided by AdvanceCT / CTDATA.)

According to the 2018 American Community Service 5-year estimates, there are 7,968 units of housing located within the Town of Killingly, of those approximately 64% are single family homes. All other types of residences, two family, multi-family units, apartment complexes, condominiums, and trailers equal less than half, approximately 36% of the remaining housing stock. Most units (75%) contain either 2 or 3 bedrooms, with studio units or 1-bedroom units comprising 14% of the inventory, leaving 4-bedroom units at 12% of the housing stock. The Town does have a diverse nature of housing, but those diverse housing options are still the minority of total housing units.

TOTAL NUMBER OF HOUSING UNITS	7,968	100%
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Single Housing Units	(1)	5,153	65.7%
Two Housing Units Each	(2)	856	10.7%
Three to Four Housing Units Each	(3 to 4)	592	7.4%
Five to Nine Housing Units Each	(5 to 9)	625	7.8%
Ten to Nineteen Housing Units Each	(10 to 19)	181	2.3%
Twenty to Forty-Nine Housing Units Each	(20 to 49)	88	1.5%
Fifty or More Housing Units Each	(50 +)	26	0.3%
Mobile Homes	(Mobile)	447	5.6%

Source – 2018 American Community Survey, 5-year estimates, Table B25024 (Secondary – CT DATA Collaborative)

COUNT OF BEDROOMS PER UNIT	Killingly, Town Of	Windham County	Connecticut
Studio or 1 Bedroom	14%	13%	15%
2 Bedrooms	30%	26%	27%
3 Bedrooms	44%	43%	36%
4 Bedrooms	12%	17%	22%

Source – 2018 American Community Survey, 5-year estimates, Table B25041 (Secondary – CT DATA Collaborative)

The age of the housing unit is important as well, since the older structures built prior 1978 often will not contain the same safety features as modern housing stock. Older housing stock may contain environmental hazards not fully addressed; also, it may not meet today's standards for Americans with Disabilities Act (ADA) accessibility needs, and fire safety codes. Approximately 39% of the rental units were constructed before 1950, 18% were constructed between 1950-1969, and 43% were built after 1970, while a majority (58%) of the owner-occupied units were built in 1970 or after.

AGE OF THE UNITS / RESIDENCES	Killingly, Town Of	Windham County	Connecticut
OWNER OCCUPIED	---	---	---
Before 1950	28%	25%	24%
1950 – 1969	14%	20%	32%
1970 and after	58%	55%	44%
RENTER OCCUPIED	---	---	---
Before 1950	39%	43%	36%
1950 – 1969	18%	20%	41%
1970 and after	43%	36%	41%

Source: 2018 American Community Survey, 5-year estimates, Table B25036 (Secondary – CT DATA Collaborative)

What is the occupancy status of housing in Killingly? According to the 2018 American Community Survey, 5-year estimates, almost 60% of the housing units in Killingly are owner occupied, renters occupy another 27%, with approximately 14% vacancy rate. However, when you get into the multi-family homes the owner-occupied rate drops to 22%, while the renter rate increases to 59%. We caution readers that due to the demand for housing in this current market there are currently no vacant units available; however, this may change once the stay of evictions is lifted.

OCCUPANCY STATUS OF HOUSING	Killingly, Town Of	Windham County	Connecticut
Total Housing Units	---	---	---
Owner Occupied	59%	62%	60%
Renter Occupied	27%	27%	30%
Vacancy Rate	14%	10%	10%
Single Family Homes	---	---	---
Owner Occupied	79%	82%	83%
Renter Occupied	~12%	~9%	~10%
Vacancy Rate	~9%	~9%	~7%
Multi-Family Homes	---	---	---
Owner Occupied	22%	~15%	18%
Renter Occupied	59%	71%	69%
Vacancy Rate	~19%	~14%	~13%

Source - 2018 American Community Survey, 5-year estimates (Secondary – Partnership for Strong Communities 2020 Housing Data Profiles - Killingly)

According to the 2018 American Community Survey, rental units in Killingly are reasonable, 44% of the units can be rented for somewhere between \$500.00 to \$999.00; 32% of the units rent out between \$1,000.00 to \$1,499.00, with a minority of them renting out for over \$1,500.00. Recently however, several rental units throughout the town were sold and updated, and we can already see the upward trend of rental costs. The 2021 Killingly Town Profile, by AdvanceCT, lists the median rent at \$1,024.00.

UNITS BY GROSS RENT	Killingly, Town Of	Windham County	Connecticut
Under \$500.00	8%	16%	10%
\$500.00 to \$999.00	44%	43%	25%
\$1,000.00 to \$1,499	32%	29%	37%
\$1,500.00 and over	11%	8%	25%

No Rent Paid	5%	4%	4%
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Source – 2018 American Community Survey, 5-year estimates – Table B25063 (Secondary – CT DATA Collaborative)

According to the 2021 Killingly Town Profile, by AdvanceCT, the median household income for Killingly is \$62,500 which is in line the Connecticut Department of Housing’s 100% annual median income for a 2-person household of \$66,560.

The same 2021 Town Profile reports that the median home value is \$192,000, while the 2019 Zillow Home Value Index states that the average sale price of a home in Killingly is \$204,678. Readers are cautioned to remember that due to the recent high demand for housing and the low quantity of available housing stock in recent months (late 2021 to early 2022), neither one of these values may accurately reflect the current market values.

MEDIAN SALE PRICE SINGLE FAMILY	Killingly, Town Of	Windham County	Connecticut
2016	\$193,800	\$203,200	\$274,500
2017	\$188,500	\$197,500	\$270,500
2018	\$187,300	\$196,900	\$269,300
2019	\$184,000	\$196,800	\$270,100
2020 - (No Information Available)	---	---	---
2021	\$192,000	---	\$275,400

Source; Town Profiles Connecticut Economic Resource Center (n/k/a ADVANCE CT)

AVERAGE PRICE FOR SINGLE FAMILY	Killingly, Town Of	Windham County	Connecticut
2019	\$204,678	\$200,234	\$259,129

Zillow Home Value Index (average for 12 months) – (Secondary – CT DATA Collaborative)

Each year, the National Low Income Housing Coalition calculates the “housing wage,” the hourly wage required to afford a two-bedroom rental home without spending more than 30% of the renter’s gross household income on housing. Killingly is included in the Windham County Metro Area. The housing wage in Killingly is \$19.62, which is 25% lower than the State of Connecticut’s housing wage of \$26.42 (Source, 2019 National Low Income Housing Coalition, <https://nlihoc.org/>) The housing wage of \$19.62 comes out to an annual gross salary of \$35,708.40 (35-hour workweek) or \$40,809.60 (40-hour workweek). At these levels, the individual’s income would be classified somewhere between 50% to

80% of the Annual Median Income (AMI) by the Connecticut Department of Housing and would classify for affordable housing assistance.

Connecticut’s minimum wage as of July 1, 2022, will be \$14.00 per hour, or \$5.00 below the necessary housing wage. Someone working for minimum wage of \$14.00 would earn an annual gross salary of \$25,480 (based on 35-hour work week) or \$29,120 (based on a 40-hour work) week. Those salaries range somewhere between 30% and 50% of the Annual Median Income (AMI) by the Connecticut Department of Housing and once again would classify for affordable housing assistance.

To state those facts in a different manner, someone earning \$14.00 per hour would need to work 80 hours per week to meet or exceed the 100% of the annual median income listed below; and someone earning \$19.62 per hour would need to work close to 60 hours per week to meet or exceed the 100% of the annual median income listed below.

Connecticut Department of Housing – Development Program – Annual Median Income – June 1, 2021

Household	1 Person	2 People	3 People	4 People	5 People
100 % of AMI	\$ 58,240	\$ 66,560	\$ 74, 880	\$ 83,200	\$ 89,856
80% of AMI	\$ 46,590	\$ 53,248	\$ 59,904	\$ 66,560	\$ 71,885
60% of AMI	\$ 43,260	\$ 49,440	\$ 55,620	\$ 61,740	\$ 66,720
50% of AMI	\$ 29,120	\$ 33,280	\$ 37,440	\$ 41,600	\$ 44,928
30% of AMI	\$ 21,600	\$ 24,700	\$ 27,800	\$ 30,850	\$ 33,350

WHAT IS COST BURDENED?

To determine if a homeowner or renter is cost burdened by their residence one looks to compare the percentage of their gross income to what they spend on their housing. If the housing unit costs less than 30% of the annual gross income of the household there is no burden on that household. If the household spends somewhere between 30% and 50% of the household income on housing, then the

household a defined as “moderately burdened.” If the household spends over 50% of the household income on housing, then the household is defined as “severely burdened”.

The following quote sums up the importance of affordable housing in any community. “In addition to meeting the basic need for shelter, housing can also be a component of efforts to promote positive life outcomes for low-and moderate-income families. Research shows that affordable housing has the capacity to help improve residents’ health, access to education, and employment prospects. Conversely, high housing cost burdens are associated with negative life outcomes such as declines in mental health, reduced parental enrichment spending and cognitive achievement for the low- and moderate-income children, and reduced educational attainment among children. Ensuring that policymakers define housing affordability in a way that allows families to obtain quality housing and comfortably pay other nondiscretionary costs is important to helping those families thrive.” (*Defining Housing Affordability*, Published August 14, 2017, <https://www.huduser.gov/portal/pdredge/pdr-edge-featd-article-081417.html>) The writers of this report would like to add the following statement to this quote – When individuals and families thrive, so too the community they are a part of.

According to the 2020 Housing Data Profiles for Killingly prepared by the Partnership for Strong Communities over 54% of our renters face some sort of burden meeting their housing costs, while only 27% of (home)owners have cost burdens; however, those (home)owners that have a mortgage on their units are more likely to be cost burdened than those that do not.

HOUSING COST BURDEN FOR RENTERS	Killingly, Town Of	Windham County	Connecticut
Severe Burden (50% or greater)	25%	22%	26%
Moderate Burden (30% to 50%)	29%	27%	23%
Not Burdened (Less Than 30%)	40%	45%	45%
Not Computed	6%	6%	6%
HOUSING COST BURDEN FOR OWNERS	---	---	---
Severe Burden (50% or greater)	9%	9%	12%
Moderate Burden (30% to 50%)	18%	17%	17%
Not Burdened (Less Than 30%)	73%	74%	71%
Not Computed	---	---	---

(Source – 2018 American Community Survey, 5-year estimates (- (Secondary – CT DATA Collaborative)

The State of Connecticut reports, the Town of Killingly currently has 467 units of government assisted (financial aid given for construction and/or rehab) living units within the community. The map showing the Town of Killingly Assisted Housing Facilities is enclosed herewith and incorporated herein.

Though we cannot verify the number of people on the waiting lists for all assisted living units, we can verify, the Killingly Housing Authority has a waiting list which contains over 140 names. Many of the people on the waiting list are single elderly females and young disabled community members.

LAND USE AND ZONING ASSESSMENT

The Killingly Planning and Zoning Commission and staff have responded to the changing needs of people needing, or looking for, housing within the Killingly Community. Staff continues to be pro-active in keeping up to date on the most current trends and offerings. Some of the more recent zoning regulations put in place or reviewed and amended to meet these changing housing needs are as follows.

1) Mill Mixed Use Development (MMUD) – “is to provide the opportunity to redevelop former mill properties that are part of the town’s landscape, character, and history.” (*Town of Killingly Zoning Regulations, Section 445.1 Intent, 10/15/2015*) This designation allows for the following uses – single family, two-family dwellings, multi-family dwellings, live-work space, as well as several commercial uses. These regulations were reviewed and amended in October 2015.

The community has a several mill sites located throughout the community which offer redevelopment potential. The Mill at Killingly Apartments, located at 42 Maple Street, was fully renovated, and opened for occupants in January 2020, and the Town was a partner in the redevelopment of that site. Now completed the site offers 32 residential units, they are all classified as affordable units. The Bailey Hill Mill was in the process of being redeveloped into a small village center, containing commercial/retail units, a coffee shop, and residential units when a fire occurred in March 2019. That site is currently the subject of a civil litigation matter, and the Town has no way to know when, or if, the redevelopment of that site will occur. Other mill sites offer opportunity, but only when all the parties – landowners, developers, and the Town – can reach an agreement for the re-development and addressing of environmental injustices.

2) Secondary Dwelling Unit (SDU) – This was created to provide flexibility in housing options in response to the changing needs of families, create new housing units while respecting and maintaining, the appearance and scale of single-family development neighborhoods, provide housing that responds to smaller household size and increasing housing costs, provide opportunities for a younger generation to live independently, and provide an older generation with a means of obtaining rental income, security, companionship and/or care services. Secondary units may be located within a residence, attached to the residence or an outbuilding, or can be free standing. These regulations were reviewed and amended in July 2018.

Applications for secondary dwelling units are increasing. The number of applications for such secondary dwelling units shows that there is indeed a need for this type of residence; however, since the costs of construction of a secondary dwelling unit is often solely on the shoulders of a landowner, usually occurs when both the need arises, and the landowner has the financial capacity to start construction.

3) Planned Residential Development (PRD) – This was created to provide for controlled flexibility in land development schemes, establish performance criteria for residential development, and establish opportunity for innovative combinations of housing. There are two types of PRD, 1) Independent Residential Living (IRL), and 2) Residential Life Care Communities (RLCC). These regulations were reviewed and amended in August 2017. Currently, most, if not all, multi-family units are developed under PRD.

Planned Residential Development is extraordinarily successful. A recent example of a PRD is Westview Country Living (WCL). WCL is a 74-unit development for the “well-elderly”. Seniors that need little to no assistance with their day-to-day self-care, but no longer wish to live on their own. WCL was fully occupied when it officially opened, and to this day has a waiting list of future tenants. Though this development is not considered affordable housing, it provides a particular type of residence for the people of the community.

The next page has two charts which show the type of residential housing allowed in each zoning district for both the Town of Killingly Zoning Regulations, and the Borough of Danielson Zoning Regulations. Please note that multi-family units are allowed under Planned Residential Development.

Town of Killingly ZONING REGULATIONS	SINGLE FAMILY	TWO- FAMILY	MULTI- FAMILY	SECONDARY DWELLING	PLANNED RESIDENTIAL	CLUSTER FLEX DEV	LETTING OF ROOMS	CONVALES ELDERLY	LIVE / WORK SPACE
RURAL DEVELOPMENT	ALL	ALL	NO	ALL	SP	SP	NO	NO	
LOW DENSITY	ALL	ALL	SP	ALL	SP	SP	SP	SP	
MEDIUM DENSITY	ALL	ALL	SP	ALL	SP	SP	SP	NO	
PROF. & BUS. OFFICE	ALL*	ALL	NO	NO	NO	NO	NO	NO	
VILLAGE COMMERCIAL	ALL*	NO	NO	NO	NO	SP*	NO	NO	
GENERAL COMMERCIAL	NO	NO	NO	NO	NO	SP*	NO	NO	
INDUSTRIAL DISTRICT	NO	NO	NO	NO	NO	SP*	NO	NO	
LIGHT INDUSTRIAL	NO	NO	NO	NO	NO	SP*	NO	NO	
MIX USE INTERCHANGE	NO	NO	NO	NO	NO	NO	NO	NO	
BUSINESS PARK DIST	NO	NO	NO	NO	NO	NO	NO	NO	
FLOOD HAZARD DIST	SP*	NO	NO	NO	NO	NO	NO	NO	
MILL MIXED USE DIST	ALL	ALL	ALL	NO	NO	NO	NO	SP	ALL

Borough of Danielson ZONING REGULATIONS	SINGLE FAMILY	TWO- FAMILY	MULTI- FAMILY	SECONDARY DWELLING	PLANNED RESIDENTIAL	CLUSTER FLEX DEV	LETTING OF ROOMS	CONVALES ELDERLY	LIVE / WORK SPACE
RESIDENTIAL MEDIUM	ALL	ALL	NO	NO	NO	SP	NO	NO	NO
RESIDENTIAL HIGH	ALL	ALL	ALL	NO	NO	SP	SP	SP	NO
GENERAL COMMERCIAL	ALL*	NO	NO	NO	NO	SP	NO	NO	NO
CENTRAL BUS. DIST	ALL*	NO	ALL	NO	NO	NO	NO	NO	NO
INDUSTRIAL ZONE	NO	NO	NO	NO	NO	SP*	NO	NO	NO
FLOOD HAZARD DIST	SP*	NO	NO	NO	NO	NO	NO	NO	NO

Legend:

ALL – Allowed

SP – Special Permit

NO – Not Allowed

* - Special Requirements must be met.

PLAN GOALS, POLICIES AND ACTIONS

Goal – Housing in both quantity and quality, available for the full range of income levels, for all ages, and inclusive of people with varying special needs. Said housing should complement the positive natural and cultural characteristics of the Town

Policy – Promote and maintain an adequate supply of housing at, and for, all income levels.

Action – Adapt existing non-residential buildings for residential use where appropriate.

Action – Put covenants into place on affordable housing to ensure the long-term or permanent affordable status of these units.

Action – Promote higher density housing capability.

Action – Research and implement programs that create an increase in the number of owner-occupied rental properties.

Policy – Provide housing options for populations with special needs.

Action – Work with social service providers and public agencies to locate support facilities and infrastructure that compliments housing (affordable and needs based) development.

Action – Encourage the production of a range of housing types for the elderly and for people with disabilities in areas that are served by the proper support facilities and infrastructure.

Policy – Ensure housing development matches the needs of the Town and blends with the existing infrastructure.

Action – Review, revise, and amend the zoning regulations and subdivision regulations as necessary to keep the regulations as current as possible with attention to housing opportunities.

Action – Continue staff education on most current housing trends and governmental regulations.

Action – Staff collaborate with developers to make them aware of the need of housing for the Killingly community, and to keep them aware of the Town's expectations.

IMPLEMENTATION STRATEGY

Staff realizes that they are the front-line workers in making this plan a reality. Staff also realizes that to succeed they will need to work with other various municipal boards and commissions, various state agencies, including various financial programs run by the state, landowners, and developers. To create more affordable housing within the community will be a process and will not be accomplished overnight; however, it is a process that can be and will be done. Staff members have worked on these types of projects in the past and will take those lessons learned to make future projects better.

Town of Killingly Assisted Housing Facilities

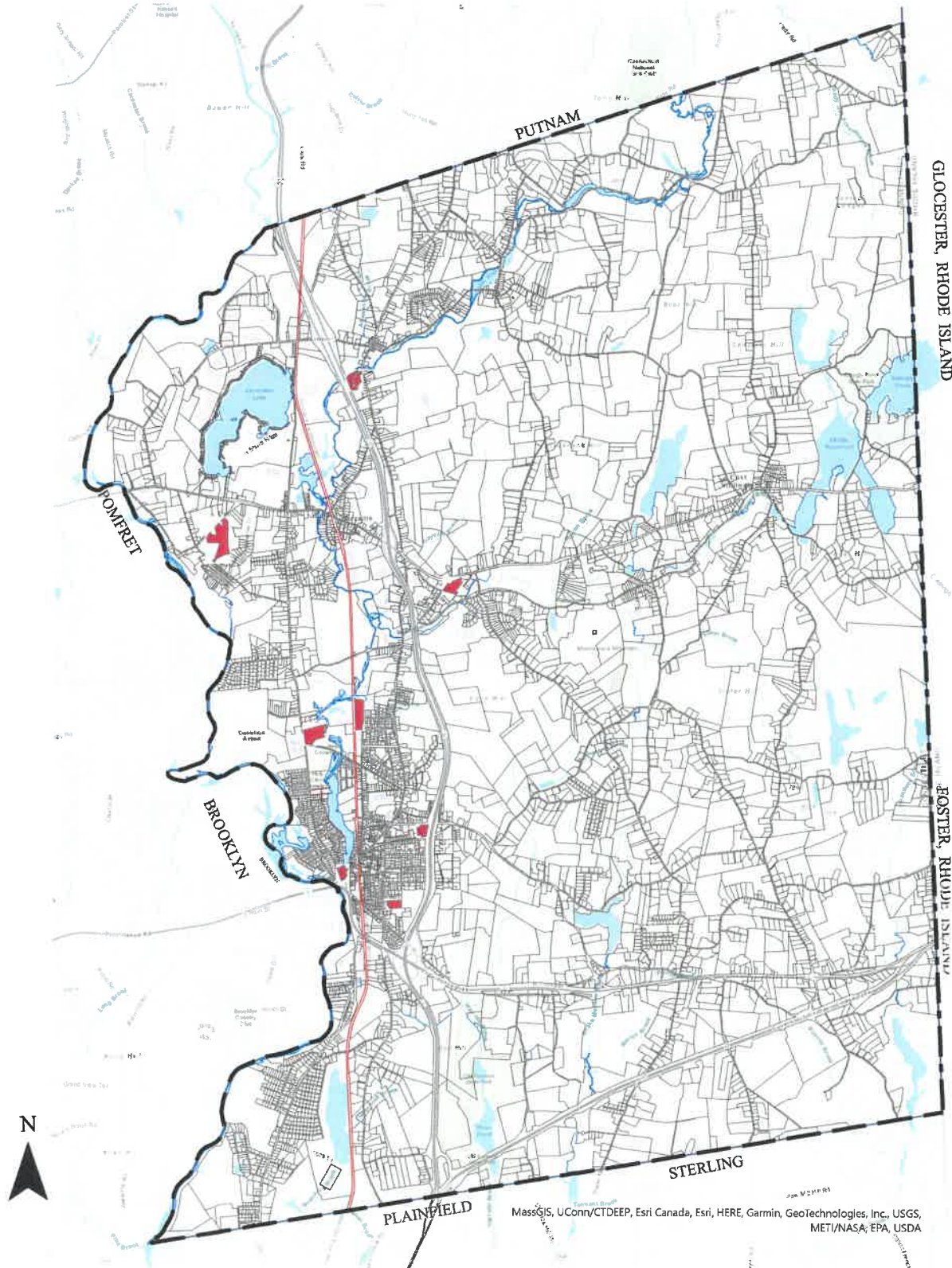


Assisted Housing Facilities

Total Government Assisted Housing Units = 467*

Name	Units	Name	Units
Birchwood Terrace	40	Primrose	57
Huntley Road	14	Dayville Affordable Housing	116
Maple Courts	123	Davis Place	38
Mill at Killingly	32	Westfield Village	43

*This number includes Group Home Facilities that are not mapped for privacy purposes. Not included in the above total figure or mapped are the tenant rental assistance recipients, single family CHFA / USDA mortgages or Deed Restricted Units. The total affordable housing units are 786 units, that qualify under Connecticut General Statutes (CGS) 8-30g according to 2021 data. That equates to 10.35% affordable housing units.



Mapping of Potential Mill Housing

 Potential Mill Housing Locations

