



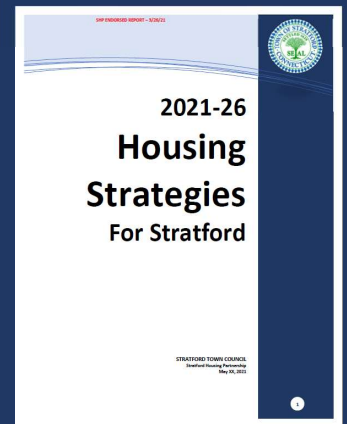
Executive Summary

2021-26 Housing Strategies For Stratford

This is an executive summary of the “Housing Strategies” report adopted by the Stratford Town Council on May 10, 2021. The report was prepared by the Stratford Housing Partnership and the complete report is available on the Housing Partnership webpage on the Town website.

GOAL

Seek to provide for a variety of housing choices in Stratford for people and households of all ages and characteristics.



The complete “Housing Strategies” report is available on the Housing Partnership webpage on the Town website.

Basic Concepts

1. People need housing.
2. People need housing that meets their circumstances and needs.
3. People need housing to be available when they want or need it.
4. Census data shows that housing needs are diverse and changing.
5. Housing needs in Stratford have been recognized for some time.
6. Stratford should refine its housing policies to address present and future needs.

Community Input

The Housing Partnership conducted surveys of different groups in Stratford as part of preparing the report. Survey information is available on the Housing Partnership webpage on the Town website. In this executive summary, the level of agreement with different strategies is presented in the following format for three survey groups:

- Stratford residents (Residents) with 1,048 participants.
- Members of the Stratford Housing Partnership (SHP) with 9 participants.
- Members of Town boards and commissions (BC) with 73 participants.

- Strategy

60%	100%	80%
Residents	SHP	BC

WHEN IS HOUSING CONSIDERED AFFORDABLE?

Housing is considered affordable when people spend less than 30 percent of their income on it.

The issue of “affordability” becomes more significant for persons and families earning less than 80 percent of the median income.

According to the United States Department of Housing and Urban Development, the median household income in 2020 for the Stratford area was \$98,000.

Then, when broken down by household size, the 80% threshold equates to about:

Household Size	80% of AMI Annual Income
1 -person HH	\$55,000
2 -person HH	\$63,000
3-person HH	\$71,000
4-person HH	\$78,000
5+ -person HH	\$85,000+

These numbers are subject to change each year.

The 30% threshold is then used to determine:

- Monthly gross rent.
- A housing payment (at current financing terms) for a 30-year mortgage.

1. Support The Housing Authority

- Increase The Number Of Elderly / Disabled Units
- Increase The Number of Lower-Income “Family” Units

66%	100%	79%
49%	89%	53%
Residents	SHP	BC

2. Implement Inclusionary Zoning

- Require Affordable Units In New Residential Development

58%	89%	58%
Residents	SHP	BC

3. Enable More Housing Options

- Legitimize Existing Two-Family Dwellings
- Revisit Accessory Dwelling Unit Regulations
- Revise Multi-Family Regulations – Town-Wide
- Revise Multi-Family Regulations – Specific Areas
- Housing Options To Attract Businesses
- Housing Options For Artists

68%	78%	80%
59%	78%	70%
41%	56%	47%
52%	89%	69%
63%	89%	62%
59%	89%	55%
Residents	SHP	BC

4. Revisit Design Guidelines

- Review Existing Design Guidelines
- Extend Existing Guidelines to Other Multi-Family

82%	100%	85%
59%	78%	75%
Residents	SHP	BC

5. Support / Facilitate Aging In Place

- Provide Supportive Municipal Services
- Continue To Provide Tax Relief For Seniors
- Investigate Other Options

6. Explore Funding Opportunities

- Establish A Housing Trust Fund
- Revisit CDBG Funding Priorities / Process

7. Enhance The Housing “Toolbox”

- Extend The Affordability Period For Deed-Restricted Units
- Adopt a “Standard” Housing Affordability Plan
- Identify Potential Sites For Affordable Housing

8. Obtain An Exemption or Moratoria

- Try to find ways to provide for more units of affordable housing so that Stratford is less likely to be subject to State over-ride of local zoning

58%	100%	70%
Residents	SHP	BC

9. Continue To Collaborate / Educate

- Continue to educate the community about housing needs
- Continue to educate residents about housing needs and issues.

10. Consider Other Strategies

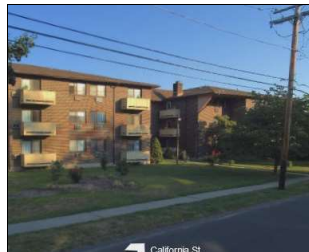
- Seek Way To Convert Existing Units To Affordable Units
- Consider Additional Zoning Changes
- Enable Adaptive Re-Use Of Existing Buildings / Sites
- Enable Smaller Scale Multi-Family Housing

Gallery Of Some Existing Residence Apartments In Stratford

Harborview Place



40 California Street



Broadbridge Avenue



Acknowledgments

Special thanks to the Stratford residents, members of local boards and commissions, local organizations, and individuals who participated in the on-line surveys in order to provide context and guidance on these strategies.

Stratford Town Council (2021)

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Second District	Hon. Kaitlyn T. Shake	Seventh District	Hon. William Perillo
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Margo Paquette, Council Clerk

Stratford Housing Partnership (2021)

Hon. Laura Hoydick Mayor

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Vice-Chair	Jennifer Sheldon	Economic and Community Development Commission

Susmitha Attota	Town Planner
Christopher Blake	Inland Wetlands Commission
Beth Osborne DaPonte	Public interest
Desmond Ndzi	Local business community
Elizabeth Sulik	Stratford Housing Authority
Harold Watson	Planning Commission

Jay Habansky	Planning & Zoning Administrator
Mary Dean	Director of Economic & Community Development

Aileen Marsh Recording Secretary

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