The Board of Selectman meeting will be available to view live on Zoom. Those wishing to participate in public session may do so at the appropriate time, when called upon.

Join Zoom Meeting
https://us02web.zoom.us/j/81137586143?pwd=RUNNODB3Qy8xQWxBTjJuWGNjOGFCZz09

Or dial in +1 (929) 205-6099

Meeting ID: 811 3758 6143
Passcode: 631382

TOWN OF GRANBY
BOARD OF SELECTMEN
REGULAR MEETING
MONDAY, APRIL 18, 2022
TOWN HALL MEETING ROOM
7:00 P.M.
AGENDA

I. PLEDGE OF ALLEGIANCE

II. PUBLIC SESSION

III. MINUTES

   A. Approval of BOS Meeting Minutes – April 4, 2022

IV. APPOINTMENTS

   • Lower Farmington River and Salmon Brook Wild and Scenic Committee – Alternate (Fred Jones)
   • Conservation Commission (David Payton, Greg Dion)

V. OLD BUSINESS

   A. IBAC Update
   B. Strategic Plan Update

VI. BUSINESS

   A. Proclamation – Karen Hazen
   B. To Consider and Take Possible Action on the Town of Granby Affordable Housing Plan
   C. Consideration of Budget Amendment for Library Enrichment Grant

VII. TOWN MANAGER REPORT

VIII. FIRST SELECTMAN REPORT (Mark Fiorentino)
IX. SELECTMAN REPORTS
   (Sally S. King, Frederick A. Moffa, Mark C. Neumann, Kelly O. Rome and John Bell, Student Liaison)

X. EXECUTIVE SESSION

XI. ADJOURNMENT

   The next regular meeting is scheduled for May 2, 2022
TOWN OF GRANBY
BOARD OF SELECTMEN
REGULAR MEETING
MINUTES
April 4, 2022

PRESENT:  Mark Fiorentino, Sally King, Fred Moffa, Mark Neumann, Kelly Rome, John Bell Student Liaison; Erica Robertson, Town Manager

ALSO PRESENT: Toby Proctor, School Building Projects Committee Chairman; Superintendent Jordan Grossman

The Regular meeting of the Board of Selectmen was called to order by First Selectman Mark Fiorentino at 7:00 p.m.

I. PLEDGE OF ALLEGIANCE

ON A MOTION by Selectman King, seconded by Selectman Rome, the Board voted unanimously to reorder the agenda, placing Item VI. Business Item F. before Item VI. A.

II. PUBLIC SESSION

No comment.

As a result of technology issues, there was a five minute recess. The Board reconvened at 7:07 p.m. Public comment was asked for again and there was none.

III. MINUTES

A. Approval of Meeting Minutes

ON A MOTION by Selectman Neumann, seconded by Selectman King, the Board voted unanimously (5-0-0) to approve the minutes of the March 17, 2022 Budget Workshop as presented.

ON A MOTION by Selectman King, seconded by Selectman Moffa, the Board voted unanimously to approve the minutes of the March 21, 2022 regular meeting as presented.

IV. APPOINTMENTS

- Lower Farmington River and Salmon Brook Wild and Scenic Committee – Alternate (Fred Jones)
- Conservation Commission (David Payton)

There were no appointments made at this meeting.
V. OLD BUSINESS

A. IBAC Update

First Selectman Fiorentino reported the Intra-Board Advisory Committee has not met since the previous Board of Selectmen meeting. The committee will meet again in late April to finalize the list of projects and will hold a Public Session in May. A set of criteria to guide the process was adopted at a previous meeting.

B. Strategic Plan Update

The First Selectman and Town Manager have their final meeting tomorrow evening with the Parks & Recreation Board.

VI. BUSINESS

A. Consideration of Awarding of Contract for High School Renovations

Toby Proctor, Chairman, of the School Building Projects Committee, and Superintendent Jordan Grossman were in attendance.

Phase I of the project includes interior renovations on the cafeteria (commons), music area and industrial/technical education areas of the high school. The kitchen will be a full-cooking kitchen and the industrial art section of the wood shop will become more efficient. The School Projects Building Committee met Friday, April 1st to review the bids received and selected The Nutmeg Companies. The committee forwarded the recommendation to the Board of Selectmen.

ON A MOTION by Selectman King, seconded by Selectman Neumann, the Board voted unanimously to authorize the Town Manager to award and execute the contract for Phase I of the high school renovations project (#056-00521A) to the Nutmeg Companies, Inc. in the amount of $3,717,107.00.

B. Consideration of Sewer Allocation for Granby Memorial High School, 315 Salmon Brook Street – BOS to Convene as the Granby Water Pollution Control Authority (GWPCA)

ON A MOTION by Selectman Rome, seconded by Selectman King, the Board voted unanimously to recess as the Board of Selectmen and convene as the Granby Water Pollution Control Authority (GWPCA).

As a result of a new working kitchen at the high school an increase in the sewer allocation and flow must be considered. The Town Engineer estimated the addition would be 2,250 gallons per day and there is sufficient capacity to accommodate this request.

ON A MOTION by Selectman Neumann, seconded by Selectman King, as the Granby Water Pollution Control Authority, the Board voted unanimously to approve a sewer
allocation increase of 2,250 gallons per day for Granby Memorial High School, 315 Salmon Brook Street.

ON A MOTION by Selectman Rome, seconded by Selectman Moffa, the board voted unanimously to adjourn as the Granby Water Pollution Control Authority and reconvene as the Board of the Selectmen.

C. Consideration of Non-Emergency Communications Improvement Plan

Town Manager Erica Robertson and First Selectman Fiorentino discussed potential improvements to the Town’s non-emergency communications plan. This would include a shared part-time IT person with the Board of Education, as well as using all social media accounts to the full extent to share information with the public. The five areas to look at initially include: updating the Town website; improving remote access to meetings; enhancing the ability to sign-up to receive notifications through e-mail, texts, etc.; improve quality of broadcasts and increase capacity to record and post meetings.

ON A MOTION by Selectman King, seconded by Selectman Rome, the Board voted unanimously to direct the Town Manager to begin work on a non-emergency communications improvement plan.

D. Consideration of Resolution and Compliance Statement Supporting Fair Housing

Town Manager Robertson explained April is Fair Housing month and the Town receives grants from the State and Federal government that require specific policies are in place and adhered to. These policies are reviewed and reaffirmed by the Board of Selectmen every April and there are no major changes from previous years. The Town Manager, Community Development Director and Building Official ensure the policies are in place and adhered to.

ON A MOTION by S. King, seconded by K. Rome, the Board voted unanimously to re-adopt the Fair Housing Resolution, Fair Housing Policy Statement, Compliance with Title VI of the Civil Rights Act of 1964, Affirmative Action Policy Statement, Municipal Grievance Procedure and ADA Notice.

E. Consideration of Connecticut Department of Transportation Award

The Connecticut Department of Transportation Award is a yearly grant that helps fund the Town’s Senior Van Drivers. This year and through FY2025 it will be $28,641 each grant year. It is a matching grant and there is no additional allocation with the budget. If approved, it will go before the Board of Finance for appropriation.

ON A MOTION by F. Moffa, seconded by K. Rome, the Board voted unanimously to approve the State of Connecticut Department of Transportation grant award in the amount of $28,641 and to forward to the Board of Finance for appropriate budgetary approvals.
F. Consideration of Neighborhood Assistance Act (NAA) Tax Credit

Town Manager Robertson explained the Neighborhood Assistance Act is a tax credit program for businesses that make cash investments in non-profit programs. Eligible non-profits must submit applications to Social Services by May 11th. The Board of Selectmen will hold a Public Hearing on May 16th to review applications to be submitted to the Department of Revenue Services by July 1, 2022.

VII. TOWN MANAGER REPORT

Town Manager Robertson provided her report noting:

- The library is busy as always and continues to work on programming. A small grant to enhance their summer reading program was recently received.
- As part of the center project, the drainage work will begin this week.
- The Department of Public Works is beginning road projects and mowing. The Hungary Road Bridge is on schedule. The Moosehorn Bridge will be a two-year project.
- A shredding event will take place on May 21st and Household Hazardous Waste Day will take place in Farmington on April 23rd.
- The Holcomb Farm STEAP projects (bathroom renovations) are moving along as scheduled.
- The Parks and Recreation staff were commended. There are currently 80 programs offered and in March they had their highest revenue to date.

VIII. FIRST SELECTMAN REPORT (Mark Fiorentino)

- M. Fiorentino noted how much he enjoyed “Coffee with the First Selectman” at the Senior Center. Many individuals told him how thankful they are for the senior center and the work they do.
- The Board of Selectmen and Budget Workshop minutes are very detailed. They can be viewed on GCTV website if anyone has questions.
- The Public Hearing regarding the budget will be held on April 11th at 7:00 p.m. at the high school.
- The budget vote will be on April 25th from noon to 8:00 p.m. in the Town Hall Meeting Room.

IX. SELECTMEN REPORTS

Student Liaison John Bell noted there is a pep rally on Friday. Spring sports have begun and next week is the April break.

Selectmen Neumann reported the Affordable Housing Committee held a meeting for public comment on March 25th. The draft report will be updated and the committee will be meeting again on Thursday. The report will then be forwarded to the Board for their input.
X. EXECUTIVE SESSION

None.

XI. ADJOURNMENT

ON A MOTION by S. King, seconded by F. Moffa, the Board voted unanimously (5-0-0) to adjourn the meeting at 8:10 p.m.

Respectfully submitted,

[Signature]

Erica P. Robertson
Town Manager
MEMORANDUM

TO: Board of Selectmen

FROM: Erica Robertson, Town Manager

REGARDING: IV. - Appointments

The following position are open. The name in parenthesis is the last person to hold the position. When appointments are ready to be made, the following motions are recommended:

That _____________ be appointed to the Lower Farmington River and Salmon Brook Wild & Scenic Management Plan (LFSWS) as an alternate for an indefinite term. (Fred Jones)

That _____________ be appointed to the Conservation Commission for the balance of a four-year term beginning immediately and ending January 13, 2025. (David Payton)

That _____________ be appointed to the Conservation Commission for the balance of a four-year term beginning immediately and ending January 13, 2025. (Greg Dion)
TO: Board of Selectmen
FROM: Erica P. Robertson, Town Manager

REGARDING: VI. BUSINESS – ITEM B
To consider and take possible action on the Town of Granby Affordable Housing Plan.

BACKGROUND
The Affordable Housing Plan Committee has completed their charge. At their meeting on April 7, 2022, they voted to forward the Town of Granby Affordable Housing Plan to the Board of Selectmen for consideration. The committee worked hard for many months to complete the plan.

This plan is a State of Connecticut requirement. Section 8-30j of the Connecticut General Statutes requires that each municipality in the State of Connecticut prepare and adopt an affordable housing plan. Each town and city must prepare a plan that specifies how the municipality intends to increase the number of affordable developments. Once adopted, the plan is to be updated at least once every five years.

NEXT STEPS
The Board of Selectmen should hold a public hearing on the plan as presented. This will allow the public to voice their questions and concerns with the plan. It is required that this public hearing not take place sooner than 35 days from the date that the plan was published on the Town’s website and filed with the Town Clerk. This occurred on April 11, 2022. That means that the public hearing can occur any time after May 15, 2022.

The BOS can set a public hearing at tonight’s meeting if they wish.

PROPOSED MOTION: To set a Public Hearing on the Town of Granby Affordable Housing Plan at 7:00 p.m. on May 16, 2022 in the Town Hall Meeting Room.

Enc.
Affordable Housing Plan Committee

Christine Chinni, Chair
Anna Sogliuzzo, Vice Chair
Monica Logan
Rose Mouning
Mark Neumann
Patricia Sansone

Board of Selectmen

Mark Fiorentino, First Selectman
Sally King, Vice Chair
Frederick Moffa, O.D.
Mark Neumann
Kelly Rome

Town Staff Liaisons

Abby Kenyon, Director of Community Development
Sandra Yost, Director of Human Services
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Introduction

Community Values Statement

Granby values its beautiful open spaces, its thriving farms, and the welcoming nature of our town, our "neighborliness". Granby is a rural town that prides itself on its agricultural roots and its respect for its natural environment. A wealth of protected open spaces are treasured and used on a regular basis by many in our community. Award-winning schools reflect the Town’s commitment to a high quality education and make Granby a top choice for young families seeking good schools and a healthy lifestyle. Granby retains a “small town” feel, there is a strong sense of community and volunteers can be found running boards and commissions, non-profit groups and clubs providing services that enrich the lives of the residents.

We envision Granby continuing to be a vibrant, growing community and are committed to encouraging a diverse, affordable, and equitable housing stock that meets the needs of existing and new residents regardless of race, color, national origin, religion, sex (including gender, gender identity, and sexual orientation), familial status, or disability. We strive to provide a diverse mix of housing opportunities, including a range of affordable housing options, from small footprint apartments to larger footprint houses, for people to upsize or downsize within the community. By providing a range of affordable housing choices, Granby can provide opportunities to remain in the community when economic or familial circumstances change and opportunities to join the community.

What is Affordable Housing?

Affordable housing is generally used to refer to housing which is priced so that persons and families earning 80% or less of the area median income pay 30% or less of their annual income on housing. This calculation is based on household size and incomes are adjusted annually. In Granby, as of 2021, a family of four making less than $83,440 or an individual making less than $58,408 could qualify for affordable housing. Refer to income limits below:

<table>
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<tr>
<th>Household Size</th>
<th>1</th>
<th>2</th>
<th>3</th>
<th>4</th>
<th>5</th>
<th>6</th>
<th>7</th>
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</thead>
<tbody>
<tr>
<td></td>
<td>$58,408</td>
<td>$66,752</td>
<td>$75,096</td>
<td>$83,440</td>
<td>$90,115</td>
<td>$96,790</td>
<td>$103,466</td>
</tr>
</tbody>
</table>

Source: Department of Housing, Development Program Income Limits based on HUD Median Incomes, 2021 Income Limits

There are different types of affordable housing. The first type is housing which is encumbered in some way to sell or rent at an affordable level. An example would be deed restrictions. The second type is naturally occurring affordable housing. This is market-rate housing that sells or rents at an affordable rate. Connecticut General Statutes Section 8-30g, Affordable Housing Appeals Procedure, only considers the first type of affordable housing, which is housing encumbered in some way. Examples of encumbered housing are government assisted housing developments, units occupied by tenants receiving rental assistance, units financed by the Connecticut Housing Finance Authority (CHFA) mortgages or United States Department of Agriculture mortgages, or housing
units subject to deed restrictions, which limit prices so households earning 80% or less of the area median income pay 30% or less of their income on housing. This Affordable Housing Plan (Plan) will consider both types of affordable housing.\textsuperscript{1}

As this Plan will address housing that is affordable to households earning 80% or less of the area median income, with affordability calculations based on the 80% threshold, it does not specifically address housing costs for those who make less than this and are considered very low- and extremely low-income.\textsuperscript{2} While there is certainly a need for affordable housing for households in these income levels, this is beyond the scope of this Plan. However, some of the proposed recommendations outlined later in this Plan may very well benefit households of other income levels.

### CGS Section 8-30g, Affordable Housing Land Use Appeals Procedure

In 1989, Connecticut passed a law to promote the construction of affordable housing. In municipalities where less than 10% of housing meets the statute’s definition of affordable housing, developers may seek approval for affordable or mixed income housing developments even if the development does not comply with the local zoning regulations. To win an appeal of a denial, the burden of proof is on the municipality to show that 1) the denial was necessary to protect substantial public health, safety or other matters which the Commission may legally consider; such public interests clearly outweigh the need for affordable housing; and such public interests cannot be protected by making reasonable changes to the application; or 2) the development is not receiving government housing assistance funds and is located in an industrial zone that does not permit residential uses. If a municipality’s housing stock is more than 10% affordable, the municipality is exempt from CGS 8-30g.

While this Plan will focus exclusively on affordable housing in Granby, it is important to recognize that the need to plan and provide for affordable housing is not new. The statutory authority to enact zoning regulations includes the requirement that such regulations shall “....encourage the development of housing opportunities....” and “....promote housing choice and economic diversity in housing, including housing for both low and moderate income households...” (Connecticut General Statutes Section 8-2). Every ten years, municipalities are also required to amend and adopt a Plan of Conservation and Development (POCD). Connecticut General Statutes

\textsuperscript{1} Section 8 housing, which is known as the Housing Choice Voucher Program, is not specifically addressed in this Plan. While this type of housing counts toward a municipality’s 10% affordable housing requirement under Connecticut General Statutes Section 8-30g, the voucher program is a federal program and falls outside municipal purview.

\textsuperscript{2} The current minimum wage in Connecticut is $14 per hour. For someone earning minimum wage in Granby and working 40 hours a week, this equates to an annual income of $29,120 and they could afford to spend $728 per month on housing. While this Plan does not specifically address affordable housing for lower income brackets, it is important to acknowledge as Granby strives to increase housing options and grow the number of affordable units, there is a need to address housing options for the benefit of those employed in Granby who may also want to live here but are unable to afford to.
Section 8-23 outlines what must be included in a POCD. “In preparing such plan, the commission or any special committee shall consider the... need for affordable housing” and “such plan of conservation and development shall...(G) make provision for the development of housing opportunities, including opportunities for multifamily dwellings...(H) promote housing choice and economic diversity in housing, including housing for both low and moderate income households....”

The Town of Granby’s most recent POCD was adopted in 2016. In accordance with State Statute, housing opportunities and affordable housing are outlined in several areas. The full POCD is available on the Town’s website, relevant excerpts are below.

The Ten Year Vision in Granby includes the following statements:
That the Town Center becomes a more vibrant commercial and mixed-use area with:
- A greater mix of new housing units, particularly multifamily and rental units.
That Granby homes continue to be primarily owner occupied, single family, with:
- New opportunities for homes on smaller lots, consistent with existing or improved infrastructure.
- An expansion in the number of rental units.
- Increased housing opportunities for a more diverse group of residents.
- A significant growth in housing opportunities for the elderly.
- The continued increase in the number of accessory apartments.

In the Housing Section, the following goals are outlined:
- Provide the opportunity for the construction of multi-family homes where appropriate.
- Encourage the construction of active adult and elderly housing.
- Encourage the construction of new affordable housing.
- Establish a zone that will provide for higher-density single family housing where soils and infrastructure will support such density.
- Establish a zone that allows for the construction of new homes on lots of less than 30,000 square feet.

The following implementation strategies are recommended:
- Flexible Residential Development (FRD) Density Revisions
  - Consider a density bonus within FRD for the construction of affordable housing for low or moderate income persons.
- Two-Family Structures
  - Consider an amendment to the Zoning Regulations, which would allow the construction of two-family structures or a mix of one and two-family structures in compatible areas where public sewer and/or public water are available and in areas with soil conditions that can accommodate such structures in compliance with the Public Health Code.
- Increased Opportunities for Accessory Apartments
  - Continue to allow accessory apartments. Consider amending the regulations to allow accessory apartments in buildings that are not attached to the primary residence.
- Diversifying the Town’s Housing Base
  - With demographic changes, construction innovations and the desire to further diversify the Town’s housing base, the Town should now endeavor to reduce the current
minimum lot size of vacant and underutilized properties, where public water and sewer exists.

In the Granby Center Section, the following goal is outlined:
- Obtain a greater mix of new housing units, particularly multi-family and rental units.

The following implementation strategy is recommended:
- Housing Opportunities
  - Provide opportunities for a greater number and mix of new housing units, particularly multi-family units, rental units and single-family units on reduced size lots. An increase in the number of residents who live in the Center will ultimately result in a more vibrant, pedestrian friendly Center.

In many ways, it is the vision outlined in the POCD and the goals, recommendations, and strategies that form the foundation of this Affordable Housing Plan.

What is multi-family housing?

Multi-family housing will be mentioned throughout this Plan so it is important to understand what constitutes multi-family housing. The Granby Zoning Regulations define multi-family housing as a dwelling containing two (2) or more dwelling units. It is also any property that has more than one dwelling unit located on it. Multi-family housing can range from single-family homes located on one lot, two-family structures/duplexes or triplexes, all the way to developments with 30 or more units. The recently constructed Grand Apartments, Greenway Village, and Copper Brook Village developments are all examples of multi-family housing. Later in the Plan, there may be recommendations for specific types of multi-family housing.

Plan Development and Process

The Connecticut State Legislature passed Connecticut General Statutes Section 8-30j, which requires each municipality in the State to prepare and adopt an affordable housing plan. The plan shall specify how the municipality intends to increase the number of affordable housing developments. All municipalities must have a plan adopted by June 2022. Once adopted, the plan is to be updated at least once every five years.

In August 2021, the Granby Board of Selectmen voted to establish an Affordable Housing Plan Committee and appointed members. The Committee was charged with preparing an Affordable Housing Plan pursuant to the State requirements and to present the plan to the Board of Selectmen for review and approval to enable adoption prior to the June 2022 deadline.

The Affordable Housing Plan Committee met for the first time in September 2021. This Plan was developed over a seven-month period.

To develop this Plan, the Committee reviewed current documents and regulations, including the Town’s POCD and Zoning Regulations, retrieved and analyzed the most recent data available from
the U.S. Census, gathered information on public utilities including water and sewer, and invited
guest speakers to address the Committee, including a housing developer and a land use
professional who provided information about the financial feasibility and economics of affordable
housing developments. Throughout the process, all meetings were open to the public and agendas,
minutes, and presentation material were posted on the Committee’s website for public review.

**What does affordable housing look like?**

There may be a misconception that affordable housing consists of high-density residential
development. This is not the case. Affordable housing can come in many different forms. It can be
a single-family home, a townhome, duplex, or an apartment located in an apartment building. It
can be privately owned or rented. There are many different styles for affordable housing and it can
be designed to be indistinguishable from surrounding market-rate housing units.

**Demographic Data and Housing Inventory**

To better understand Granby’s housing needs, the Committee first assessed demographic and
population information. The Committee then examined Granby’s current housing stock and
housing costs to determine what type of housing may be needed and how much residents can afford
to spend. To identify barriers to affordable housing, the Committee concluded by assessing the
current Zoning Regulations and infrastructure locations. The resultant strategies and
recommendations are outlined in the next section. Below are the Committee findings.

**Demographics and Population Information**

Granby’s population grew steadily from 1960 to 2010, increasing from 4,968 to 11,282 people.
However, based on the recent 2020 Census, over the last ten years there was a population decrease
of 621 people. Granby’s current population is 10,903. Population projections from the Connecticut
Data Collaborative show the population may continue to decline slightly over the next ten years to
10,496 people in 2025 and 10,071 people in 2030.

*Figure 1: Granby Population Change*
There are more older Granby residents than there are in the surrounding region and state. The American Community Survey 2015-2019 5-year estimates (ACS) reported the median age in Granby is 46.2 years compared to 40.4 in Hartford County and 41.0 in Connecticut and 21.9% of Granby’s population is 62 years or older, compared to 16.8% in Hartford County and 20.7% in Connecticut. Granby’s aging population will have different housing needs and preferences than younger residents and families. While Granby has an older median age and a higher percentage of the population over 62 compared to both Hartford County and the state, it should be noted Granby has a greater percentage of residents under 18 compared to the county and the state, with 22.6% under 18 compared to 21.2% in Hartford County and 20.8% in Connecticut. However, this segment of the population is declining. Based on State Data Center population projections, Granby’s percent of population under 19 will decline from 23.62% today, before recovering to 23.34% in 2035. During this same timeframe, the population over 65 is projected to steadily increase from 18.44% to 22.37%.

Table 2: Granby Population Projections

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</tr>
<tr>
<td>80 - 84</td>
<td>281</td>
<td>307</td>
<td>366</td>
<td>368</td>
<td>396</td>
</tr>
<tr>
<td>85+</td>
<td>248</td>
<td>257</td>
<td>277</td>
<td>316</td>
<td>319</td>
</tr>
</tbody>
</table>

| Total Population | 10,951 | 10,469 | 10,071 | 9,956 | 10,046 |

Census data show Granby is predominately white: 98.4% of the population identifies as one race and 1.6% two or more races. Of those who identify as one race, 95.5% of the population is white and 0.4% black or African American. This compares to Hartford County and Connecticut where 96.4% and 96.7% identify as one race, respectively, and 70.7% white and 13.8% black or African American in Hartford County and 75.9% white and 10.7% black or African American in Connecticut.
When looking at the median household income, which impacts how much can be spent on housing, Granby has a much higher median household income compared to Hartford County and the state. The median household income in Granby is $121,250 compared to $75,148 in Hartford County and $78,444 in Connecticut.

**Existing Housing Stock**

Based on the most recent data available from the ACS, there are 4,398 housing units in Granby. The majority of these units, 90.5%, are single-family detached homes and only 4.2% have two or more units. These units are largely owner-occupied, with 90.2% of all units owner-occupied and 9.7% renter-occupied.

![Figure 2: Current Housing Stock](image)

It should be noted in recent years there have been several multi-family housing developments approved in Granby that may not be reflected in the data above. A total of 474 apartment units have been approved. Of these approved projects, 184 units have been constructed and are currently occupied. The remaining units are either under construction or are in the planning stages.

With the exception of the recent multi-family housing development approvals noted above, housing construction has slowed considerably since 1999.
Table 3: Age of Structure

<table>
<thead>
<tr>
<th>Year structure built</th>
<th># of units</th>
</tr>
</thead>
<tbody>
<tr>
<td>2010 to 2019</td>
<td>81</td>
</tr>
<tr>
<td>2000 to 2009</td>
<td>483</td>
</tr>
<tr>
<td>1990 to 1999</td>
<td>726</td>
</tr>
<tr>
<td>1980 to 1989</td>
<td>531</td>
</tr>
<tr>
<td>1970 to 1979</td>
<td>839</td>
</tr>
<tr>
<td>1960 to 1969</td>
<td>467</td>
</tr>
<tr>
<td>1950 to 1959</td>
<td>578</td>
</tr>
<tr>
<td>1940 to 1949</td>
<td>278</td>
</tr>
<tr>
<td>1939 or earlier</td>
<td>415</td>
</tr>
</tbody>
</table>

The majority of the housing units that have been constructed have three or more bedrooms.

Table 4: Size of Structure

<table>
<thead>
<tr>
<th>Total housing units</th>
<th>4,398</th>
</tr>
</thead>
<tbody>
<tr>
<td>No bedroom</td>
<td>30</td>
</tr>
<tr>
<td>1 bedroom</td>
<td>222</td>
</tr>
<tr>
<td>2 bedrooms</td>
<td>452</td>
</tr>
<tr>
<td>3 bedrooms</td>
<td>2,019</td>
</tr>
<tr>
<td>4 bedrooms</td>
<td>1,327</td>
</tr>
<tr>
<td>5 or more bedrooms</td>
<td>348</td>
</tr>
</tbody>
</table>

Given the age of the housing units in Granby and their size, it is important to acknowledge that these housing units may not meet the needs of residents. As Granby’s population ages, it is likely residents will be seeking smaller homes that are more accessible, including ranch style homes or units with the main bedroom on the first floor. They will also likely want a lower maintenance property, which would require a smaller lot size. The homes that these residents are looking to move out of may suit younger families with children.

**Housing Costs**

Following an assessment of Granby’s demographic data and the type of housing units that are available, the Committee explored housing costs to determine if these housing units are affordable.

Based on the ACS, the median house value in Granby is $310,600 and only 11% of homes are less than $199,999.

Table 5: Granby House Value

<table>
<thead>
<tr>
<th>Median House Value</th>
<th>$310,600</th>
</tr>
</thead>
<tbody>
<tr>
<td>Less than $50,000</td>
<td>45</td>
</tr>
<tr>
<td>$50,000 to $99,999</td>
<td>30</td>
</tr>
<tr>
<td>$100,000 to $149,999</td>
<td>65</td>
</tr>
<tr>
<td>$150,000 to $199,999</td>
<td>301</td>
</tr>
<tr>
<td>$200,000 to $299,999</td>
<td>1,321</td>
</tr>
</tbody>
</table>
For those renting, the gross rent, which is the contract rent plus the estimated average cost of utilities, is $1,100. The majority of renters pay less than $1,499 a month. It should be noted these rents likely reflect older rental units that were built prior to 1999. Rents in the multi-family developments that have been recently constructed range from $1,750 to $2,500 or more and are not included in the ACS data below.

### Table 6: Gross Rent

<table>
<thead>
<tr>
<th>Gross Rent</th>
<th>$1,100</th>
</tr>
</thead>
<tbody>
<tr>
<td>No cash paid</td>
<td>9</td>
</tr>
<tr>
<td>Less than $500</td>
<td>34</td>
</tr>
<tr>
<td>$500 to $999</td>
<td>120</td>
</tr>
<tr>
<td>$1,000 to $1,499</td>
<td>181</td>
</tr>
<tr>
<td>$1,500 to $1,999</td>
<td>12</td>
</tr>
<tr>
<td>$2,000 to $2,499</td>
<td>47</td>
</tr>
<tr>
<td>$2,500 or more</td>
<td>0</td>
</tr>
</tbody>
</table>

### What is considered affordable housing in Granby?

Based on the household size, the table below shows what is considered an affordable monthly payment for housing.

### Table 7: Affordable Monthly Housing Cost based on Household Size

<table>
<thead>
<tr>
<th>Household Size</th>
<th>80% AMI</th>
<th>30% Share for Housing</th>
<th>Monthly Housing Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>$58,408</td>
<td>$17,522</td>
<td>$1,460</td>
</tr>
<tr>
<td>2</td>
<td>$66,752</td>
<td>$20,025</td>
<td>$1,668</td>
</tr>
<tr>
<td>3</td>
<td>$75,096</td>
<td>$22,523</td>
<td>$1,877</td>
</tr>
<tr>
<td>4</td>
<td>$83,440</td>
<td>$25,032</td>
<td>$2,086</td>
</tr>
<tr>
<td>5</td>
<td>$90,115</td>
<td>$27,034</td>
<td>$2,252</td>
</tr>
<tr>
<td>6</td>
<td>$96,790</td>
<td>$29,037</td>
<td>$2,419</td>
</tr>
<tr>
<td>7</td>
<td>$103,466</td>
<td>$31,039</td>
<td>$2,586</td>
</tr>
<tr>
<td>8</td>
<td>$110,141</td>
<td>$33,042</td>
<td>$2,753</td>
</tr>
</tbody>
</table>

For rental units, if it is assumed the number of bedrooms needed for a household is one less than the size of the household, the following can be used as the maximum gross rent, which includes utilities.

### Table 8: Affordable Gross Rent

<table>
<thead>
<tr>
<th>Maximum Gross Rent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Studio</td>
</tr>
<tr>
<td>$1,460</td>
</tr>
<tr>
<td>1 bedroom</td>
</tr>
<tr>
<td>$1,668</td>
</tr>
<tr>
<td>2 bedrooms</td>
</tr>
<tr>
<td>$1,877</td>
</tr>
<tr>
<td>3 bedrooms</td>
</tr>
<tr>
<td>$2,086</td>
</tr>
<tr>
<td>4+ bedrooms</td>
</tr>
<tr>
<td>$2,252+</td>
</tr>
</tbody>
</table>
Based on gross rent data and the monthly housing cost, the majority of existing rental units are considered affordable. As reported by the ACS as noted above, 344 units (85%) have a gross rent of $1,499 or less. When comparing the gross rent to the monthly housing costs, this is slightly above what would be considered affordable for a one-person household and within the affordable range for a household with two or more people. As it is unlikely all 344 units are studios, based on the maximum gross rent by bedroom count, it can be assumed that Granby rents based on bedroom count fall within what would be considered an affordable range. However, as previously noted, the majority of these units were built prior to 1999 and may not meet the needs of current residents. The newer rental units are renting for rates that exceed what would be considered affordable. As many of these rental units are only recently constructed and occupied, they are not included in the ACS data presented above.

What is the 30% Rule?

The most common rule to determine how much a person can reasonably afford to spend on housing and still have enough money left over for every day expenses is that it should not be more than 30% of a person’s gross monthly income. For renters, the 30% includes rent and utilities. If a person owns their own home, it should include homeowner's insurance, property taxes and utilities, in addition to the mortgage.

For owner-occupied units, the monthly housing cost can also be roughly translated to a maximum purchase price based on the standard that someone can comfortably afford to spend approximately three times their annual gross income on a housing unit.

Table 9: Affordable Purchase Price

<table>
<thead>
<tr>
<th>Household Size</th>
<th>80% AMI</th>
<th>Purchase Price</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>$58,408</td>
<td>$175,000</td>
</tr>
<tr>
<td>2</td>
<td>$66,752</td>
<td>$200,000</td>
</tr>
<tr>
<td>3</td>
<td>$75,096</td>
<td>$225,000</td>
</tr>
<tr>
<td>4</td>
<td>$83,440</td>
<td>$250,000</td>
</tr>
<tr>
<td>5</td>
<td>$90,115</td>
<td>$270,000</td>
</tr>
<tr>
<td>6</td>
<td>$96,790</td>
<td>$290,000</td>
</tr>
<tr>
<td>7</td>
<td>$103,466</td>
<td>$310,000</td>
</tr>
<tr>
<td>8</td>
<td>$110,141</td>
<td>$330,000</td>
</tr>
</tbody>
</table>

In Granby, given there are 2.71 people per household (ACS), for the purpose of determining the amount of naturally occurring affordable housing, a purchase price under $225,000 will be used. Based on information from the Assessor’s database of estimated market values (appraisal), adjusted for inflation to 2021 figures, there are about 900 units with an estimated market value of $225,000 or less, out of a total of 4,148 units. This is considered the amount of naturally occurring affordable housing (ownership, not rental).
While this indicates there may be a significant number of naturally occurring affordable housing units, it does not mean that these units are necessarily available for people looking to purchase a home. An examination of recent sale prices reveals in the last year (from December 2020 to December 2021), there were 192 sales. Sale prices ranged from $60,000 to over $1 million. Of these, 26 units sold for under $225,000; however, only 16 of these units (8% of total sales within this time period) were considered qualified sales. This means these sales were an arm’s-length transaction of a property between unrelated parties who were not under duress to buy the property, which was offered on the open market. For the 16 qualified sales, the units ranged in size from 804 square feet to 1,680 square feet, with a median size of 1,160 square feet. These units were built anywhere from 1800 to 1981, with the majority of them built in the 1950s. While these smaller units could be suitable for Granby’s aging population, based on the year when they were built, they are likely in need of updates to suit current needs. Furthermore, these smaller unit sizes would likely not accommodate families in need of affordable housing who may require additional bedrooms and overall more square footage.

When determining housing affordability, housing costs can be compared to income. A household is considered cost burdened if more than 30% of their income goes toward housing costs. Overall, 918 or 22% of Granby households are spending more than 30% of their monthly income on housing. As shown in the chart below, housing costs pose a significant burden for low- and moderate-income households; the lower the household income, the greater the likelihood the household is considered cost burdened.
<table>
<thead>
<tr>
<th>Household Income</th>
<th>Number of Occupied Housing Units</th>
<th>Number of households that spend 30% or more on housing</th>
<th>Percent of households that spend 30% or more on housing</th>
</tr>
</thead>
<tbody>
<tr>
<td>Less than $20,000</td>
<td>176</td>
<td>156</td>
<td>88.6%</td>
</tr>
<tr>
<td>$20,000 to $34,999</td>
<td>165</td>
<td>134</td>
<td>81.8%</td>
</tr>
<tr>
<td>$35,000 to $49,999</td>
<td>304</td>
<td>242</td>
<td>79.6%</td>
</tr>
<tr>
<td>$50,000 to $74,999</td>
<td>444</td>
<td>115</td>
<td>25.9%</td>
</tr>
<tr>
<td>$75,000 or more</td>
<td>3,026</td>
<td>271</td>
<td>8.9%</td>
</tr>
<tr>
<td>Zero or negative income</td>
<td>23</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>No cash rent</td>
<td>9</td>
<td>-</td>
<td>-</td>
</tr>
</tbody>
</table>

**Current Affordable Housing Under CGS Section 8-30g**

Based on 2020 data released from the Connecticut Department of Housing, Granby has 143 affordable housing units. This means 3.28% of Granby’s housing stock is considered affordable. The majority of these affordable units are located in government assisted housing developments, including the Salmon Brook Housing and Stony Hill Village developments. These housing developments are age-restricted or an applicant must have a disability to be eligible, therefore younger residents or residents with children would not qualify to live there. These developments also have an extensive waiting list. Stony Hill Village has approximately 100 people waiting for a housing unit and the wait list is about two years. Salmon Brook Housing is similar, with about a two-year waiting list as well.

<table>
<thead>
<tr>
<th>Governmentally Assisted</th>
<th>Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>85</td>
<td></td>
</tr>
<tr>
<td>Tenant Rental Assistance</td>
<td>2</td>
</tr>
<tr>
<td>CHFA/USDA Mortgages</td>
<td>51</td>
</tr>
<tr>
<td>Deed Restricted Units</td>
<td>5</td>
</tr>
</tbody>
</table>

**Summary of Findings**

Below is a summary of key findings based on the information presented above:

- Data show the gross rents in Granby are affordable, however there are only 344 rental units.
- New rental units are not reflected in the data. The rental rate for these units exceeds the gross rent and as a result, these new units are not affordable for many residents.
- There may be naturally occurring affordable housing but this housing may not fit current needs given the year the structure was built and the unit size, as they tend to be smaller. This housing may also not be occupied by those needing affordable housing and there is no guarantee it will remain affordable in the future. (Please refer to page 1 for the definition of naturally occurring affordable housing.)
- Granby’s naturally occurring affordable housing may not be available/come on the market frequently; only 8% of units sold in the past year were considered affordable.
- As 22% of Granby households are cost burdened, there is a mismatch between the amenities and housing features that residents need/want and what can be obtained at an affordable price point.
- Only 143 housing units (3.28% of Granby’s total housing stock) are considered affordable under CGS 8-30g.

Does Granby need additional affordable housing? Examples from Social Services case files:

Example 1: An elderly Granby resident is looking to downsize after the loss of spouse and wishes to remain in Granby. The sale of the house provides savings to draw from for a few years. The resident applies for a reduced rate apartment at the Grand Luxury Apartments. Based on income, which is limited to social security benefit, the rent will not be affordable (more than 30% of income will be spent on rent). As there are limited downsizing options in Granby, the resident decides to rent a unit despite affordability concerns. After three years, the savings have run out and the elderly resident can no longer afford the rent. Public assistance for fuel and use of the Granby Food Bank do not offer enough relief. Elderly/Disabled subsidized housing units in Granby are not a viable option as the wait lists are approximately two years long.

Example 2: A two-parent household with two children in the Granby school system suffers a financial setback when one parent becomes disabled. The single income is not enough to meet the monthly rent expense. An application for social security disability benefits typically takes several months to process through the system. Public assistance (including State energy assistance, Supplemental Nutrition Assistance Program (SNAP), State insurance, and the Granby Food Bank) eases the financial burden but is inadequate to enable the family to remain in Granby.

Example 3: A single, working mother with a student attending the Granby schools through the Open Choice Program wishes to move into Granby. The student is performing well academically and through both school and athletics, has developed positive relationships with fellow students and teammates. However, the family is unable to find affordable housing to realize their desire to join the community.

Regulatory and Infrastructure Assessment

Granby Zoning Regulations Assessment

The Town is divided into different zoning districts (zones). These zones are as follows: Business (C2), Industrial (I), Rural Conservation (R4A), Rural Residential (R2A), Rural Residential (R50), Residential (R30), Planned Development Multifamily (PDM), Neighborhood and Commercial
Transition (T1), Economic Development (ED) and the Granby Center which consists of three specific zones, the Commercial Center (COCE), Center Commons (CC), and Center Edge (CE). Refer to the zoning map on the following page. There are various uses allowed as-of-right and by Special Permit in each zone (refer to the complete Zoning Regulations posted on the Town’s website). The Committee reviewed the Zoning Regulations to determine where and what type of residential uses are allowed. Below is a summary of the Committee findings:

1. Residential uses are allowed in all zones (either by Special Permit or permitted as-of-right). There are two exceptions: the C2 and I only allow a caretaker’s apartment when associated with the commercial use on the property.

Single-Family Housing
2. Single-family housing is permitted as-of-right in the R4A, R2A, R50, R30, PDM, T1, CC, and CE.
3. Single-family houses must be at least 1,000 square feet.
4. Each zone has the following required lot size:
   a. R4A: 4 acres
   b. R2A: 2 acres
   c. R50: 50,000 square feet (1.15 acres)
   d. R30: 30,000 square feet (.68 acres)
   e. PDM: 5 acres
   f. T1, CC and CE: 30,000 square feet (.68 acres)

Multi-Family Housing
5. Multi-family housing is permitted as-of-right in the CC Zone.
6. Multi-family housing is permitted by Special Permit in the PDM, T1, COCE and CE Zones.
7. The density for multi-family housing depends on the Zone.
   a. PDM: 8 units/developable acre allowed.
      Density can be increased to 10 units for elderly housing. A 20% density increase is allowed for elderly and affordable housing.
   b. T1: 8 units/acre.
   c. COCE, CC and CE: 15 units/acre.
8. The lot size required for multi-family units depends on the zone.
   a. PDM: 5 acres
   b. T1: 4 acres
   c. CC and CE: 8 acres
   d. COCE: no minimum lot size specified for multi-family.
9. Multi-family units must be a minimum of 450 square feet for an efficiency, 575 square feet for a 1-bedroom, 700 square feet for a 2-bedroom, and 150 square feet must be added for each additional room.
10. Must be served by public water and sewer.

Accessory Apartment
11. Accessory apartments must be associated with a single-family house.
12. Special Permit approval from the Planning and Zoning Commission is required.
13. If detached from the house, a minimum lot size of 2 acres is needed.
14. The apartment must be between 450 and 1,200 square feet.

**Active Adult Residential Development**

15. Active adult residential developments (55+) are allowed by Special Permit in the R30, PDM, ED, and T1 Zones.
16. Minimum lot size is 10 acres.
17. Dwelling unit must be at least 1,000 square feet.
18. 5 units/developable acre permitted. A 20% density increase may be allowed in exchange for the provision of affordable units.
19. The development must be served by public water and sewer.

**As-of-right and Special Permit Uses**

As-of-right uses, also called by right, are uses that are specifically allowed in a given zone. Often there will be criteria outlined in the Zoning Regulations and provided the proposed use complies with the criteria, the use is allowed without further consideration. There are situations where even if a use is considered as-of-right, a Site Plan application through the Planning and Zoning Commission may be needed. When making a decision on a Site Plan application, the Commission acts in a ministerial capacity. In other words, the Commission has no independent discretion other than determining if a Site Plan application complies with the applicable regulations. If a development proposal complies with the regulations, it is to be approved.

Special Permit uses are uses which are generally compatible with uses in the zone but because of the nature of the proposed use, special attention is given to its proposed location and operation. When considering a Special Permit use, the Planning and Zoning Commission may impose additional conditions to protect the public health and safety. Under State Statute, all Special Permit applications are subject to a public hearing process. Special Permit uses may also require a Site Plan application be submitted simultaneously for the Commission’s consideration.
Infrastructure Assessment

As it is not uncommon for affordable housing to rely on increased density for a project to be financially feasible, the location of public utilities can affect the location and type of housing that can be developed. The Committee reviewed the location of existing utilities.

The majority of Granby properties have septic systems and wells. A very small portion of the town (about 5% of its land area) has access to public water or sewer. The map below shows the location of utilities relative to the total land area.

*Infrastructure Location Map:*
**Water**

Granby is served by two water companies, Aquarion Water Company and Salmon Brook District Water. Aquarion Water Company provides water service to the southeastern part of town, primarily along Salmon Brook Street (Route 10) and Canton Road, south of the Salmon Brook to the Simsbury town line (shown in green on map below). Salmon Brook District Water provides water service to the Granby Center area (shown in blue). Any property located outside of these areas is on a private well. Below is a map showing the water service location.

*Water Service Location Map:*
Sewer

Sewer service in Granby is relatively limited, with sewer lines mainly concentrated in Granby Center. The sewer runs from Granby Center south along Salmon Brook Street (Route 10) to the Simsbury town line. Due to failing septic systems, the sewer line was expanded several years ago to provide service just to the west of Salmon Brook Street to several properties on Burleigh Drive, Archie Lane, and Canton Road. With that exception, there have been no other recent expansions of the system.

The sewer system is owned by Granby and the Town has an agreement with the Town of Simsbury to discharge all waste to their wastewater treatment facility. Under the agreement, Granby is allocated 380,000 gallons per day. As of the writing of this Plan, a total of 260,400 gallons per day have been committed to existing or planned developments, which includes about 500 residential and commercial users. All other properties in Granby have septic systems.

The sewer service area encompasses the land inside the yellow border shown in the map below. The sewer lines are shown in red.

*Sewer Service Location Map:*
Transportation

Access to transportation also plays an important role in someone's decision where to live, impacting how easy or difficult it is to reach important destinations, including employment centers, medical appointments, educational facilities, and grocery stores. In Granby, where the majority of residents rely on their personal vehicle, it can be challenging for folks who may not have access to reliable transportation. Locating housing closer to where public transportation is available can help residents who may not have a car or who may be unable to drive. Furthermore, it is important public transportation is offered both at times and to locations that will best meet people's needs.

Granby is served by CTtransit. There are no local bus routes in Granby, only express bus service. This means there are limited stops and times when bus service is available. For example, in Granby, there are two morning routes that travel through town around 6:30 AM and 7:30 AM. Afternoon service is more frequent, with a bus arriving approximately on the hour from 1 PM to 7 PM. The bus route is limited to stops along Salmon Brook Street and North Granby Road, where service extends as far north to the park and ride lot at First Congregational Church. Based on future housing developments, additional bus stops or routes may be needed.

*Simsbury-Granby Express, CTtransit Route Map:

In addition to public transportation, a robust sidewalk and bike path network can also provide alternative transportation options for residents. While the sidewalk network has recently been expanded from the Town Green south to Salmon Brook Park, sidewalks continue to be concentrated in Granby Center. It may be possible to extend the sidewalk south of the Center along Salmon Brook Street, connecting residents to Granby Center and destinations along the way.
Economics and Financial Feasibility

There are many factors that determine if an affordable housing development will be economically and financially feasible, which in turn affects whether or not it will be constructed. Therefore, to identify ways to increase affordable housing, it is important to first understand the economics and finances behind developing affordable housing.¹

When developing and managing an affordable housing project, or any housing project, there are many associated costs. For a multi-family development for example, this includes the cost of the land, permitting fees (including land use application fees and building permit fees), labor costs, site development costs, utility connection fees, utility user fees, financing interest rates, and tax rates. Each of these variables affects the initial development costs and longer-term operating costs. Developers assess these costs and measure them against what they can expect to receive in rent. If the expected total rent in a development is projected to cover the expenses associated with the project, it is deemed financially feasible.

When constructing a mixed income development, which is a mix of market-rate and affordable units, or an all-affordable development, the profit margins shrink and can even disappear. The rent for market-rate units in a development must offset the lower rents collected on the affordable units. The difference can become so wide that the market-rate unit rents will not make up for the affordable unit rents. At this point, the project is not financially feasible.

Developments that are comprised of entirely affordable units can be even more challenging. Developers typically must seek loans, grants, and other funding sources for a project to be financially feasible. For example, a muti-family rental development in another town relied on a variety of funding sources, including a grant through the Federal Home Loan Bank Affordable Housing Program, Low-Income Housing Tax Credits, funding through the Connecticut Department of Housing's Competitive Housing Assistance for Multifamily Properties (CHAMP) initiative, energy efficiency rebates, and a deferred developer fee.

In addition to direct costs, sometimes an unpredictable land use approval process for a multi-family development can make underwriting a project more difficult and in turn affect the feasibility of the project. When a development proposal requires Special Permit approval, this means an applicant must appear before the Planning and Zoning Commission for a public hearing. The Commission can determine whether or not to approve the application and may also assign conditions of approval. While this process has the benefit of allowing public input and gives the Commission the ability to assign conditions to mitigate potential concerns, it adds a certain degree of risk for a developer. Prior to even appearing before the Commission, hundreds of thousands of dollars can be expended on engineering plans, traffic studies, stormwater analyses, and other studies. And there is no guarantee that the development plan will be approved. This is not to mention the time it often takes to obtain approval. If a development that requires Special Permit approval is expected

¹ The economic and financial feasibility of a specific housing development would be determined either prior to or at the time of application submission to the town.
to be met with community opposition, this may be enough for a developer to decide to explore other locations.

Proof of these challenges to building affordable housing is apparent right here in Granby; no recently approved multi-family development projects include affordable units. When development applications have been presented to the Planning and Zoning Commission and the applicants were asked about the provision for affordable units, often the response was it was not financially feasible.

## Objectives and Recommendations

To increase the number of affordable housing units in Granby, there should be a concerted effort to both increase housing options and to reduce financial and economic barriers to the development of affordable housing. This will in turn facilitate the development of housing units of different price points and varying amenities that will best serve a diverse range of residents. To achieve this, the following objectives and recommendations are proposed. While these objectives and recommendations will require further study and analysis, they are presented here to provide other Boards and Commissions with ideas and options to consider. It may then be decided which ones are best to pursue to increase affordable housing in Granby.

### 1. Reduce restrictions for accessory apartments

Accessory apartments can provide additional housing options for residents who may not desire a single-family house or who may not want to live in a large apartment complex. Often these are smaller units either contained within an existing single-family dwelling or they are located on the same lot as a single-family house in a detached structure, such as over a detached garage. Due to their smaller size, they are often less expensive than the rent for an apartment in a large multi-family rental development. Not only do these apartments provide additional housing options, but they can help current residents stay in their homes by providing supplemental income which can offset their own housing costs. Under the current Zoning Regulations, accessory apartments require Special Permit approval and there are specific criteria that must be met. Recognizing that these units are an important tool to both diversify Granby’s housing stock and help residents, the following strategies are recommended:

a. Remove the requirement that all accessory apartments seek Special Permit approval from the Planning and Zoning Commission. Allow accessory apartments to be approved at the staff level provided the application complies with the Zoning Regulations.⁴

b. Consider allowing detached apartments on lots smaller than 2 acres.

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⁴ Public Act 21-29 allows the construction of accessory dwelling units, which are also referred to as accessory apartments, on lots accompanying a single-family house unless a municipality chooses to opt out. As of the writing of this Plan, the Planning and Zoning Commission is considering opting out of this provision. However, the Commission will be considering changes to the current regulation and may decide to allow attached apartments as-of-right. Detached apartments may still require Special Permit approval through the Commission.
c. Eliminate the minimum square footage required for an accessory apartment and instead require that the unit size comply with that required by the Building Code.

d. Consider financial incentives for the construction of accessory apartments that are deed-restricted affordable, such as a tax incentive.

2. Encourage the development of multi-family housing

Multi-family housing is only allowed by right in the Center Commons (CC) Zone. In any other zone that allows multi-family developments, Special Permit approval is required. Due to the time, expense, and unpredictable nature of seeking Special Permit approval from the Planning and Zoning Commission, this can be a deterrent for the development of multi-family housing. Such developments also must comply with density maximums, or the number of units allowed per acre, and often there is a minimum lot size needed for the developments, which is in excess of the minimum lot size required in the zone. There are opportunities to modify the Zoning Regulations to encourage the development of multi-family housing:

a. In addition to the CC Zone, examine other zones where multi-family development is 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.

b. Consider other zones where multi-family developments may be appropriate. For example, the majority of Granby is zoned R2A, which requires a 2-acre minimum lot size. Where suitable soils exist, some lots in this zone may be able to accommodate two-family structures/duplexes.

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 where a density bonus is allowed and allow such a bonus for construction of any affordable unit, not just for elderly and affordable.

d. Assess the current density allowed for a multi-family use and consider an increase in density depending on the suitability of the site.

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.

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.

g. Explore establishment of a housing trust fund (see 2.f.).

h. Consider financial incentives for the construction of affordable multi-family housing developments, such as a tax abatement, reduced building permit fees, reduced sewer connection fees, or other incentives.
3. Encourage the development of single-family affordable housing

The majority of Granby requires a 2-acre minimum lot size, with some areas requiring a 4-acre lot (4A Zone). The larger the lot size, the less economically feasible it is to construct affordable housing. Density restrictions also limit the number of units that may be constructed. Modifications may be made to the Zoning Regulations to encourage the construction of single-family affordable homes:

a. Where public water and sewer exist, or in other locations where there are suitable soils, consider the reduction of the minimum lot size; smaller lot sizes would reduce the overall cost of the house/property, increasing the financial feasibility of developing affordable housing.

b. Consider a density bonus within Flexible Residential Developments (FRD) for the construction of affordable housing.

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.

d. Explore establishment of a housing trust fund (see 3.c.).

4. Promote the modest expansion of public infrastructure

As stated previously in this Plan, much of Granby lacks sewer and water service. This limits the density of housing units that can be constructed in many areas in town, particularly where the soils may not be suitable to support septic systems. Much of Granby also lacks access to public transportation, which can affect where people decide to live if they do not have reliable transportation. The location of public infrastructure and transportation options should be examined and the Town should support expansion where appropriate. The following is recommended:

a. It is recommended that the sewer service area map 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.

b. Request regular updates from the water and natural gas companies, which are not Town-owned, on their infrastructure plans for Granby.

c. 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.

d. Promote sidewalk connections and additional bike paths.

5. Actively seek partnerships with affordable housing developers

The Town owns land that may be appropriate for the development of affordable housing. This land ranges from smaller properties that may be suitable for one or two homes to larger properties that could accommodate a greater number of housing units. Some of these properties also have access
to public infrastructure that would allow for an increase in density, or the number of units per developable acre.

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.

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.

What is a Flexible Residential Development (FRD)?

A flexible residential development (FRD) arranges homes closer together in groups on smaller lots than those normally required by the Zoning Regulations. FRD permits a reduction in lot size and a variation in shape and location without increasing the overall density, following the approval of a Special Permit. All land within the R30, R50 and R2A Zones is eligible for a Special Permit for a FRD.

Conclusion

In recent years there have been efforts to diversify Granby’s housing stock, as evidenced by the recent approval and construction of several multi-family housing developments. As of the writing of this Plan, the Planning and Zoning Commission is also reviewing the Accessory Apartment Zoning Regulation. While this demonstrates progress in providing additional housing options, more needs to be done to provide a range of housing types to meet the needs of current and future residents. Progress is also needed to provide affordable housing options so that both current residents may stay in town as circumstances change and there are opportunities for new residents to move here. Further analysis of the objectives and strategies outlined in this Plan, as well as additional community input, will be an important step in determining how to implement this Plan and increase affordable housing in Granby.
References/Sources for Additional Information

Census Data
https://www.census.gov/data.html

CTtransit
https://www.cttransit.com/

Connecticut State Department of Housing: Rent and Income Guidelines

Connecticut State Department of Housing: Affordable Housing Appeals Listing
https://portal.ct.gov/DOH/DOH/Programs/Affordable-Housing-Appeals-Listing

Connecticut General Statutes Chapter 126a Affordable Housing Land Use Appeals (CGS 8-30g and 8-30j)

Granby Plan of Conservation and Development

Granby Zoning Regulations

Granby Assessor’s Database

U.S. Department of Housing and Urban Development, Housing Choice Voucher Program
https://www.hud.gov/topics/housing_choice_voucher_program_section_8
TO: Board of Selectmen

FROM: Erica Robertson, Town Manager

REGarding: V. BUSINESS - ITEM C
Consideration of Budget Amendment for Library Enrichment Grant

Background
This year, the Connecticut State Library invited public libraries across the state to apply for a competitive grant that would allow us to enhance our 2022 Summer Reading Program with additional enrichments opportunities by providing library-led programs and activities that spark creativity and productivity, engage individuals, and benefit their communities. The Granby Public Library brainstormed a fun and innovative program that will enhance our “Read Beyond the Beaten Path” summer reading program and submitted it for consideration. On April 1, 2022, we received the good news that our program has been selected and that we will be receiving a grant for $1,998.00 to implement this program.

Next Steps
Since the grant award will increase an expenditure line item in the General Fund, which was not budgeted in the Fiscal Year 2021-22 adopted budget, a budget amendment is required according to the Town Charter. The grant check will increase both the Miscellaneous Revenue and Grant Expense line items in the General Fund by $1,998.00.

Pursuant to section 10-6(e) of the Granby Town Charter, I am forwarding the request to you for comment. The Board of Finance will then hear this request for comment as well.

PROPOSED MOTION: The Board of Selectmen approves increases of Miscellaneous Revenue and Grant Expense line items in the General Fund budget by $1,998.00 and forward this request to the Board of Finance to approve.