**Action 8.1 Worksheet 3**

**Housing Needs Assessment**

With a process of community engagement and education, conduct a municipal or regional housing needs assessment that includes the elements listed below. All elements must be completed to receive credit. Please indicate on which page(s) of your plan each item may be found.

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| Required Elements | Page(s) in Housing Needs Assessment Where Referenced |
| *Scope*. Identify areas to study (municipal-wide, neighborhood-level, or regional). | **See Booklet 1 that is enclosed, page 1.** |
| *Demographics.* Evaluate demographics to determine housing needs for the future. In addition to including race, national origin, family status and disability status, this evaluation should identify areas that have racially and ethnically concentrated areas of poverty (R/ECAP). | **See Booklet 2 that is enclosed, pages 2-6.** |
| *Economics.* Evaluate economic information, including, but not limited to: jobs per household, projected job growth (or loss), and projected income from jobs in the future. | **See Booklet 2 that is enclosed, page 4.**  **See Fairfield County Community Index 2019 pages 26- 29, page 34, pages 41-45, and pages 49-53.** |
| *Community Services.* Evaluate community services, which includes access to public transit, access to child care, access to health care, and other areas of inquiry. | **See Fairfield County Community Index 2019 page 51.** |
| *Affordability*. Determine how many income-restricted housing units are currently available and at what income threshold (e.g., 80%, 60%, 50% or 25% the lesser of state or area median income). | **See Booklet 2 that is enclosed, pages 10-23.**  **See Fairfield County Community Index 2019 pages 46 and 48.** |
| *Housing Gap Analysis.* Conduct a housing gap analysis, based on existing housing stock and demand estimates. The analysis should also include the number of shelter beds and the extent of supportive housing, if any. | **See Booklet 2 that is enclosed, pages 18-20 and page 23.**  **See Fairfield County Community Index 2019 pages 47.** |
| *Zoning Analysis.* Conduct a zoning analysis of single-family, two-family, multi-family, affordable, and elderly housing zones. Include information about how to request a reasonable accommodation to zoning rules for older adults or people with disabilities, rules regarding group housing, housing of unrelated persons, and rules for temporary health care and similar structures. | **See Booklet 2 that is enclosed, pages 27-29.** |
| *Strategies*. Plan strategies to diversify housing stock to meet the needs. For example: increase the number of zones for various types of housing, ensure a legal procedure exists to request reasonable accommodation, or change any illegal rules for group housing.  *Note:* Pursuant to Section 2 of Public Act 17-170, every five years, each municipality is required to prepare, amend or adopt a detailed plan to increase the number of affordable developments in the municipality. This section of the housing needs assessment and plan should directly, or by reference, incorporate the required affordable housing plan. | **See Booklet 2 that is enclosed, pages 30 and 31.** |
| *Retrospective Analysis*. Analyze past applications for new construction and/or rehabilitation permits that would have expanded housing stock, diversified housing stock, and/or change neighborhood composition. This also includes information about the success or failure of such applications, the reasons for the success or failure, any changes that were made to zoning or planning documents as the result of such application, and recommendations for future applicants.  *Note:* If your city or town is one of the “entitlement communities” receiving Community Development Block Grant funding directly, you’ll find this analysis similar to the U.S. Department of Housing and Urban Development's (HUD’s) Assessment of Fair Housing required by regulation 24 CFR §5.154. Data provided by HUD can be used to complete the analysis for this action step. | **Stratford is an entitlement community. See Impediments to Fair Housing Report 2012-2022 that is enclosed.** |