

Addendum Materials

- Staff Guidance and Sample Motions (i.e. this document)
- Review letter from the Conservation Commission re: open space recommendations concerning SD 21-002, SD 21-003, and SD 21-004.
- Scope of Services with NECCOG re: Affordable Housing Plan/Plan of Conservation and Development
- 2020 Brooklyn Housing Data Profile, Partnership for Strong Communities
- Mansfield Community Values Statement

SD 21-002: Subdivision Application to create two buildings lots at 53 Proulx Street (Assessor's Map 41, Lot 85), 1 acre, R-10 Zone, Applicant: A. Kausch & Sons.

- Review recommendation of Conservation Commission and make determination regarding method of open space dedication.

SD 21-003: Resubdivision Application to create four building lots at 111 Day Street (Assessor's Map 42, Lot 32), 6 acres, R-30 Zone, Applicant: CNG Holding, LLC.

- Review recommendation of Conservation Commission and make determination regarding method of open space dedication.

SD 21-004: Resubdivision Application to create two building lots at Almada Drive and Paradise Drive (Assessor's Map 21, Lot 6), 104 acres, RA Zone, Applicant: Paul Lehto.

- Review recommendation of Conservation Commission and make determination regarding method of open space dedication.

SPR 21-002: Site Plan Review for Home Business at 233 Herrick Road (Assessor's Map 17, Lot 25-2), 3.7 acres, RA Zone, Applicant: Maria Gandy-Winslow.

Sample Motion

Move to approve the Site Plan Review application of Maria Gandy-Winslow for a Home Business for a pottery studio and storage at 233 Herrick Road (Map 17, Lot 25-2), identified in the files of the Brooklyn Land Use Office as SPR 21-002, in accordance with all final documents and testimony with the finding that it is consistent with the Zoning Regulations and the site plan objectives.

To: Planning and Zoning Commission, Jana Roberson

From : Conservation Commission

Date: June 10,2021

The Conservation Commission met on June 9,2021 and has the following recommendations for the subdivisions which were sent for our review.

Proulx Street #SD21-002 - The BCC recommends a fee in lieu of open space.

Day Street SD 21-003 The BCC recommends that P & Z requires an open space land dedication as a private deed restriction. Further it recommends that this land be closer to the North-West property line, due to the abundance of agricultural soils, wildlife corridors, and stone walls. In addition, we recommend that there be no motorized vehicles, no gravel extraction and no clear cutting of trees to help reduce erosion.

Almada Drive SD21-004 The BCC recommends that P&Z requires an open space dedication as a conservation easement. The location of which would be off of Paradise Drive and between the proposed parcels 1&2. The rationale is that this could be a possible future public access if the town acquires any adjacent land.

The BCC further recommends that the P&Z request an archeological review of the entire parcel by the State Archeologist due to the fact that neighboring parcels have been found to have archeological significance.

Scope of Services from AHP/POCD contract

NECCOG agrees to provide to the Town, or be responsible, for the following:

A. NECCOG will provide professional services, in consultation and coordination with the Town's Planner and the Planning and Zoning Commission, for the update and development of the Town's Plan of Conservation and Development in accordance with Connecticut General Statute 8-23 and development of an Affordable Housing Plan in accordance with Connecticut General Statute 8-30j, including but not limited to:

1. Using the existing plan as a template, review, update and add relevant demographic, studies, history, maps, etc. and other available data to the POCD as available. Include references to relevant town, state and regional plans, studies, reports, and regulatory and policy changes created since the adoption of the 2011-2021 POCD.
2. Prepare a communications strategy for the POCD update and Affordable Housing Plan to coordinate and facilitate public information sharing.
3. Prepare an online survey to solicit community feedback into the POCD update and Affordable Housing Plan.
4. Prepare a GIS-based spatial analysis relating to affordable housing development;
5. Prepare a zoning assessment and recommendations for regulatory changes pertaining to housing;
6. Drafting of plan elements for review by the Commission;
7. Attendance and facilitation of meetings regarding the POCD and its elements for the Commission;
8. Preparation and presentation of final draft Plan for public hearing, and;
9. Final POCD in written and electronic form.

BROOKLYN



KEY FINDINGS

Housing

8%

of housing is subsidized

24%

of households rent their home

13%

of housing units are in multifamily buildings

Affordability

22%

of households spend between 30% and 50% of their income on housing

13%

of households spend more than half of their income on housing

\$19.62

the hourly wage needed to afford a 2-bedroom apartment

Population

43

the median age of residents

9%

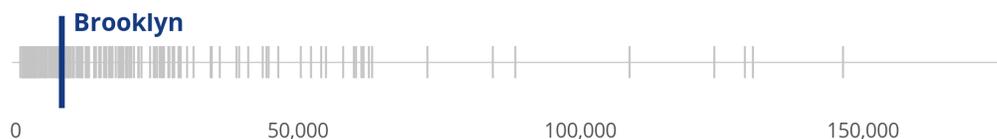
of residents are people of color (BIPOC)

+12.1%

projected population change from 2020 to 2040

HOW TO READ THIS REPORT

Throughout this report, a series of graphs like the one below are used to show how Brooklyn compares to other towns in the state on a variety of measures.



ABOUT THE HOUSING DATA PROFILES

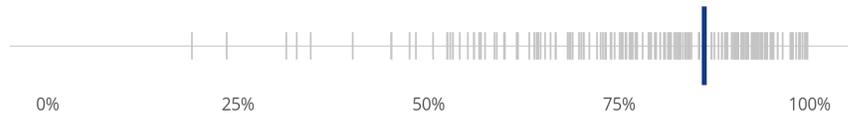
The Partnership for Strong Communities' Housing Data Profiles are a free resource to help Connecticut residents, developers, legislators, municipal officials, and others make data-informed decisions. Profiles are available for every town and county in the state. To learn more, please visit pschousing.org or housingprofiles.pschousing.org to view the interactive version of the profiles.

DATA NOTES

Data comes from the 2014-2018 American Community Survey unless stated otherwise. Percentages may differ slightly or not sum to exactly 100% due to rounding.

SINGLE-FAMILY HOMES AS PERCENT OF ALL HOMES

86%

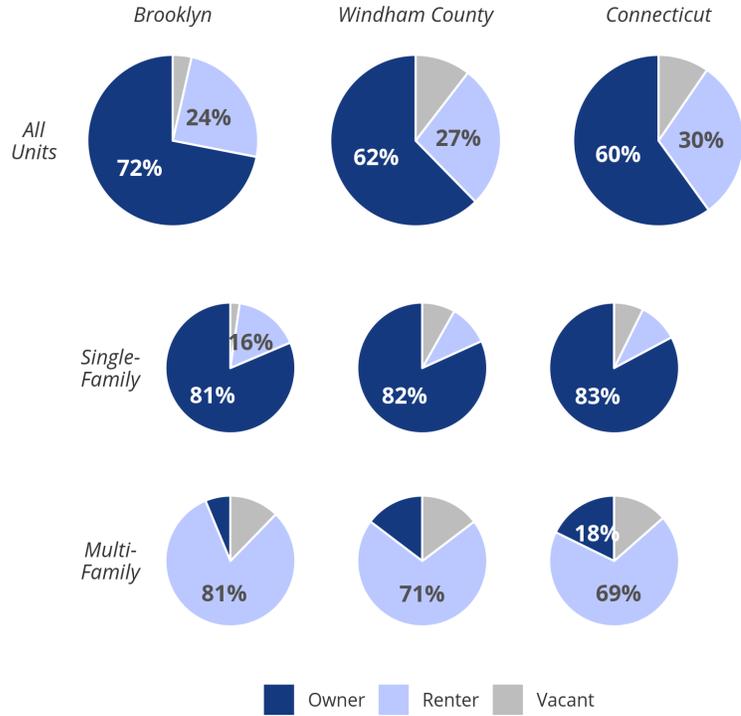


PERCENT OF ALL HOMES OCCUPIED BY OWNERS

72%

Overall, 64% of Connecticut's occupied housing stock is comprised of single-family housing, while 35% is multifamily housing (2+ units in structure). Most single-family homes are occupied by homeowners, while most multifamily units are occupied by renters.

In Brooklyn, 86% of occupied homes are single-family, and 13% are multi-family. Owners live in 81% of Brooklyn's 2,793 single-family homes, and renters live in 81% of its 414 multifamily homes.



CHANGE IN BUILDING PERMITS, 1990-2017

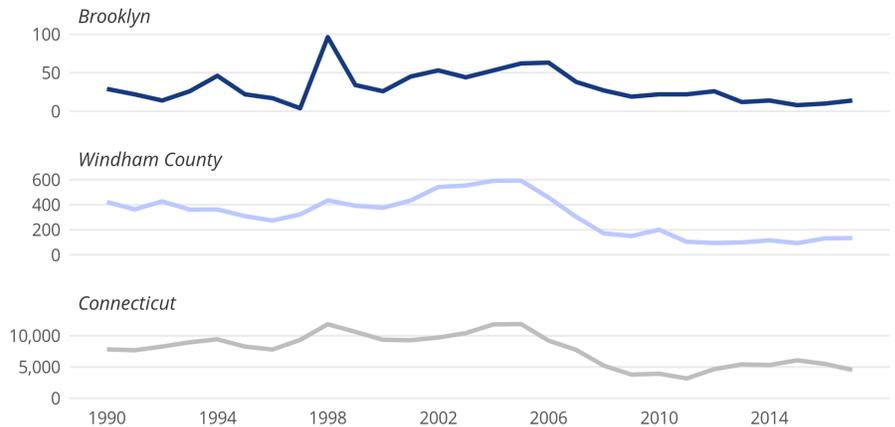
-52%

Growth is slow in the state, which has seen a 42% decrease in building permits between 1990 and 2017.

In Brooklyn, there were 29 building permits issued in 1990, compared to 14 issued in 2017, representing a 52% decrease.

Number of building permits per year, 1990-2017

Note: y axis varies between locations



Source: Connecticut Department of Economic and Community Development



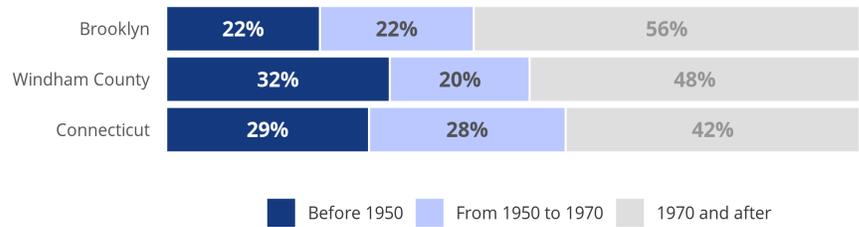
UNITS BUILT BEFORE 1970

44%

Older homes are prone to falling into disrepair, and often carry environmental risks such as lead paint. An aging housing stock can be a sign of poor housing quality.



Age of units

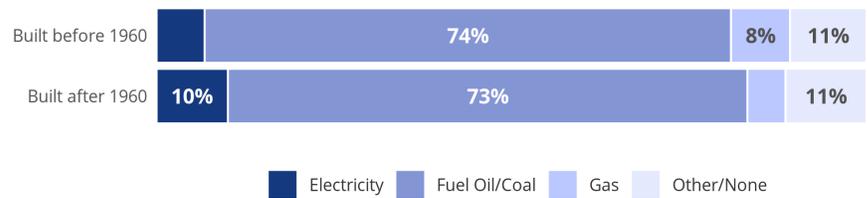


SPENDING ON ENERGY AS PERCENT OF TOTAL INCOME

3.7%

Households that use electricity spend 3.6% of their income on energy (3.7% for fuel oil/coal and 4.7% for gas).

Units by age and fuel type



Source: United States Department of Energy

AFFORDABLE HOMES AS A SHARE OF ALL HOUSING UNITS

8%

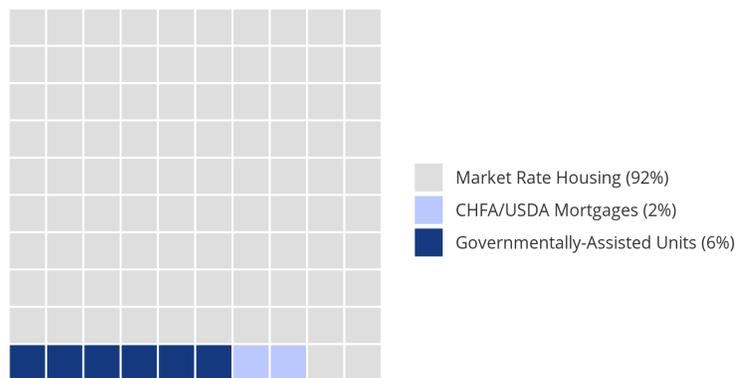
The CT Department of Housing calculates the percentage of affordable units in a municipality annually for the Affordable Housing Appeals List. Affordable units are units that are subsidized below market-rate through programs like Housing Choice Vouchers or CHFA/USDA mortgages.

Of the 3,235 total units in Brooklyn, 268 are considered to be affordable.



Source: Connecticut Department of Housing

Affordable units by type



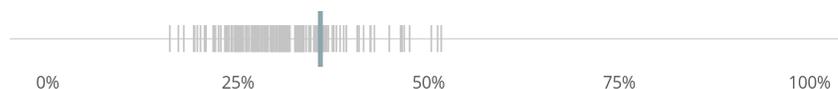
Source: Connecticut Department of Housing



PEOPLE BURDENED BY COST OF HOUSING

36%

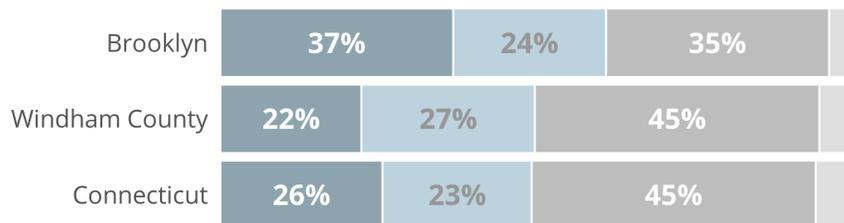
Households that are cost-burdened spend more than 30% of their income on housing. Severely cost-burdened spend more than 50% on housing.



RENTERS BURDENED BY COST OF HOUSING

65%

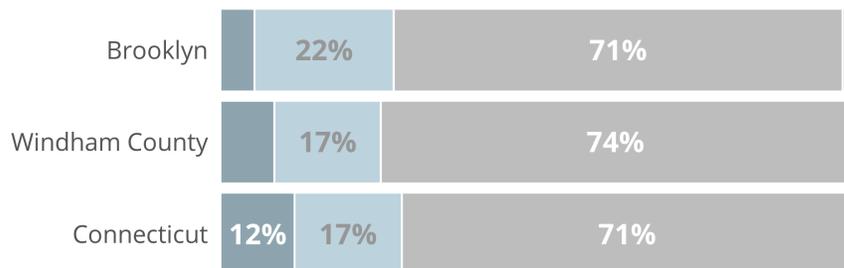
Housing cost burden for renters



OWNERS BURDENED BY COST OF HOUSING

29%

Housing cost burden for owners



■ Severe burden (50% or greater)
 ■ Moderate burden (Between 30% and 50%)
 ■ Not burdened (Less than 30%)
 ■ Not Computed

RENTERS' HOUSING COSTS AS PERCENT OF INCOME

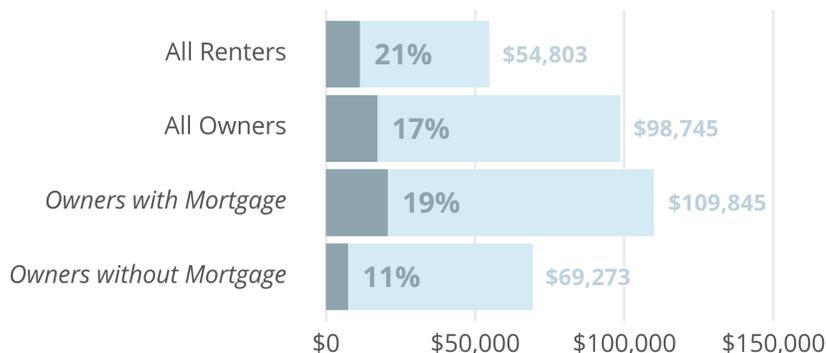
21%

OWNERS' HOUSING COSTS AS PERCENT OF INCOME

17%

Housing costs as percent of income

Housing costs as percent of income Median income



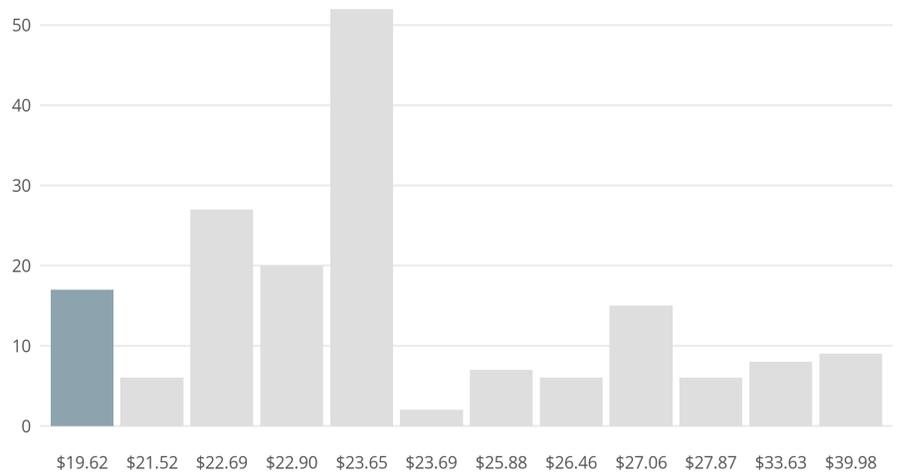
HOUSING WAGE

\$19.62

Each year, the National Low Income Housing Coalition calculates the "housing wage," the hourly wage needed to afford a two-bedroom rental home without paying more than 30% of income on housing.

Brooklyn is included in the Windham County HMFA. Brooklyn's housing wage is lower than the state housing wage of \$26.42.

Brooklyn is one of 17 towns with a housing wage of \$19.62

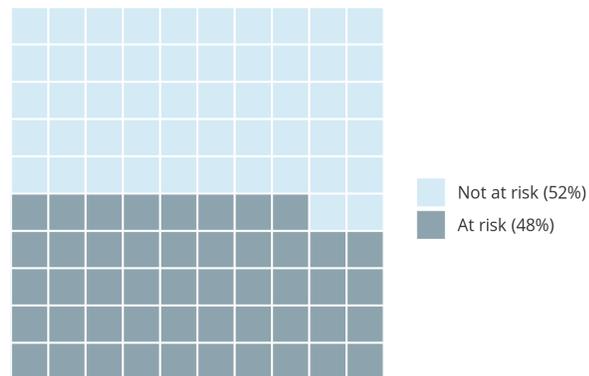


HOUSING PRESERVATION UNITS

48%

Brooklyn has 182 federally assisted housing units, of which 48% are at risk of loss within the next 5 years.

Housing preservation by risk

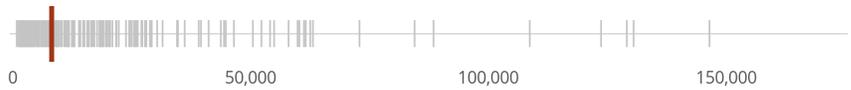


Source: National Housing Preservation Database



TOTAL POPULATION

8,243

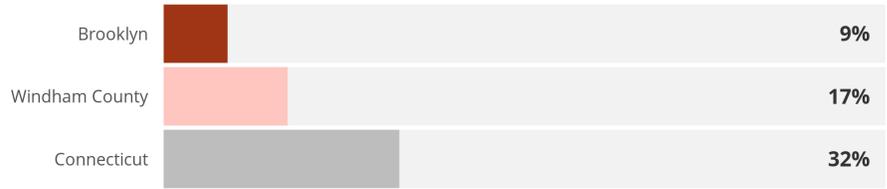


PEOPLE OF COLOR

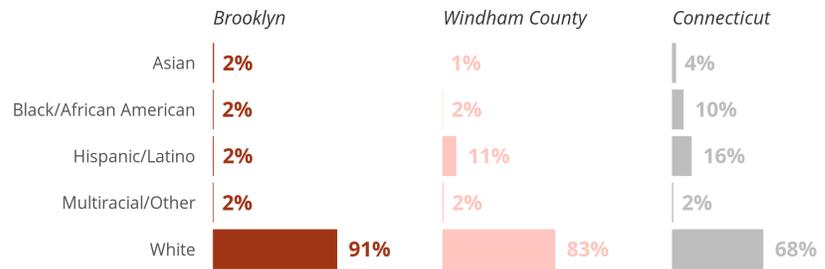
9%

Connecticut population is becoming increasingly diverse, but the BIPOC population is concentrated in certain municipalities, especially Connecticut's cities. In Brooklyn, 9% of residents are BIPOC, while 91% are white.

Brooklyn is less diverse than Connecticut



The largest race/ethnicity group in Brooklyn is White at 91% of the population



MEDIAN AGE

43

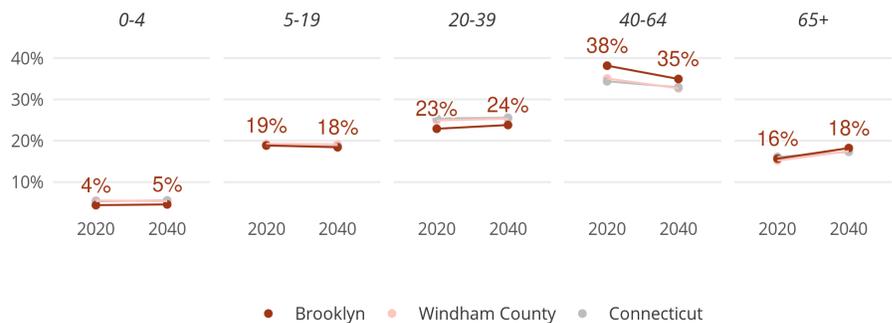


POPULATION CHANGE, 2020 TO 2040

+12.1%

In the next twenty years, Brooklyn's population is projected to grow from 8,951 to 10,034.

People age 65+ are projected to grow the most in the next 20 years in Brooklyn

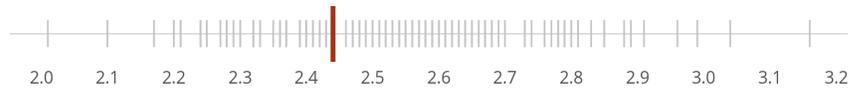


Source: Connecticut Data Center



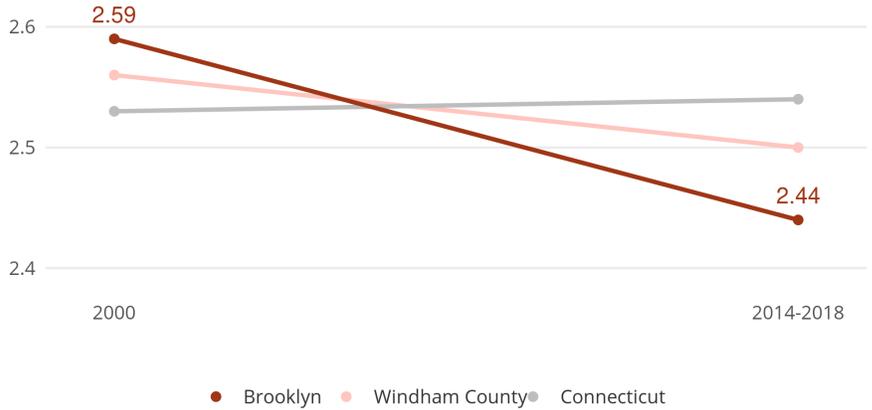
AVERAGE HOUSEHOLD SIZE

2.44



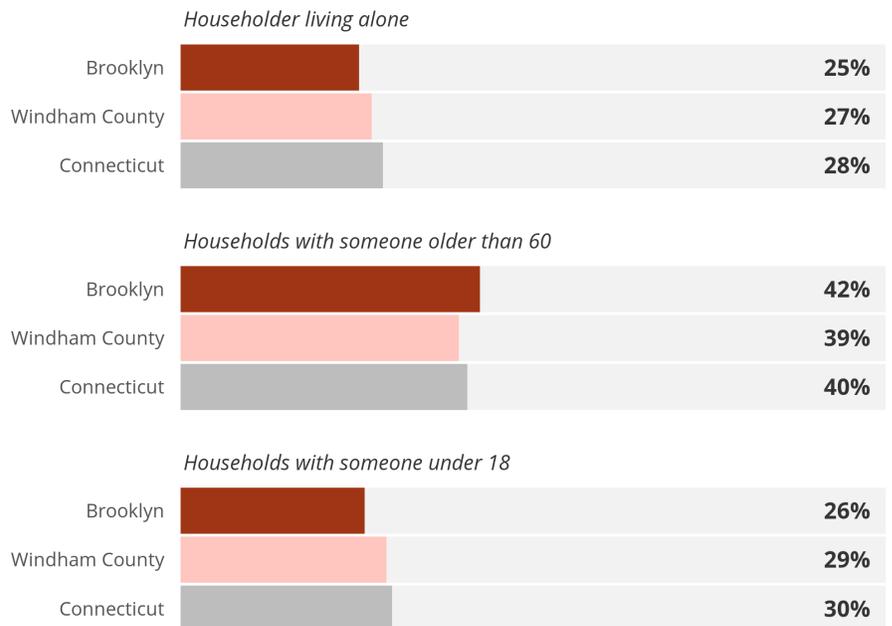
The average household size in Brooklyn has declined between 2000 and 2018.

The average household size in Brooklyn has declined from 2.59 in 2000 to 2.44 in 2018



Understanding who lives in our towns provides insight into the housing and service needs for each community such as accessibility, transportation, child care, and education. Compared to Connecticut, Brooklyn has more households with someone older than 60 and fewer households with school-age children.

Household types as a percent of total



COMMUNITY VALUES STATEMENT

Mansfield is committed to fostering a sense of community built on diversity, equity, inclusion, and excellent quality of life for all residents. This commitment is reflected in community support for our public education system, library, community center, preserved open spaces, and human service and recreational programs. Mansfield residents desire to pass on high quality natural resources and diverse cultural resources to future generations. We have a mutually beneficial and respectful relationship with the University of Connecticut as an institution, a campus and an academic community rooted in Mansfield.

Mansfield contains a diversity of places ranging from historic rural villages, flourishing farms, protected open spaces, mixed-use centers, and the University of Connecticut's flagship campus. Through a smart growth approach, Mansfield will accommodate growth in designated areas of compact development, avoiding sprawl and preserving rural character. These areas include a vibrant town center and attractive mixed-use centers connecting to neighborhoods with a diversity of housing types. Outside of these designated areas, Mansfield preserves its rural context by promoting small neighborhood business districts, agriculture, and well stewarded natural open space and recreation opportunities

Mansfield supports a diverse, affordable, and equitable housing stock that meets the needs of existing and new residents regardless of age, ability, race or ethnicity, income, or household type. Our housing stock will provide housing choices for people to upsize or downsize within the community and provide affordable housing choices for new residents and the Town's workforce.