

**TOWN OF BROOKLYN
PLANNING AND ZONING COMMISSION
Regular Meeting Agenda
Tuesday, October 18, 2022 6:30 p.m.**

3 WAYS TO ATTEND: IN-PERSON, ONLINE, AND BY PHONE

Clifford B. Green Meeting Center, Suite 24, 69 South Main Street, Brooklyn, CT	
Click link below: https://us06web.zoom.us/j/84765564828	or Go to https://www.zoom.us/join Enter meeting ID: 847 6556 4828
Dial: 1-646-558-8656	
Enter meeting number: 847 6556 4828, then press #, Press # again to enter meeting	

- I. Call to Order**
- II. Roll Call**
- III. Seating of Alternates**
- IV. Adoption of Minutes:** Meeting October 5, 2022
- V. Public Commentary**
- VI. Unfinished Business:**
 - a. Reading of Legal Notices:**
 - b. Continued Public Hearings:**
 - c. New Public Hearings:**
 - 1. Plan of Conservation and Development Update – Housing Chapter.
 - d. Other Unfinished Business:**
 - 1. **ZRC 22-007:** Revisions to the Residential-Agricultural Zone to allow Glamping as a Special Permit Use with specific standards, including Section 2.B Definitions, Section 3.C.2.4. Permitted Uses in the RA Zone, and Section 6.T Standards for Glamping. ***Public hearing November 2, 2022.***
- VII. New Business:**
 - a. Applications: None.**
 - b. Other New Business:**
 - 1. Preliminary Discussion re: 59 North Society Road (formerly Ad Label, Inc.) as potential dog grooming salon with Kelsey Juozaitis (Hare), Owner: Robert Benson & Arlene Baril.
 - 2. Preliminary suggested changes to regulations concerning setbacks for accessory structures.
- VIII. Reports of Officers and Committees**
- IX. Public Commentary**
- X. Adjourn**

Michelle Sigfridson, Chairman

**TOWN OF BROOKLYN
PLANNING AND ZONING COMMISSION
Regular Meeting
Wednesday, October 5, 2022 6:30 p.m.**

3 WAYS TO ATTEND: IN-PERSON, ONLINE, AND BY PHONE

Clifford B. Green Community Center, 69 South Main Street, Brooklyn, CT	
Click link below: https://us06web.zoom.us/j/87925438541	Go to https://www.zoom.us/join Enter meeting ID: 879 2543 8541
Dial: 1-646-558-8656	
Enter meeting number: 879 2543 8541, then press #, Press # again to enter meeting	

MINUTES

- I. Call to Order** – Carlene Kelleher, Vice Chair, called the meeting to order at 6:32 p.m.
- II. Roll Call** – Carleen Kelleher, Allen Fitzgerald, Gill Maiato, and Brian Simmons (all were present in person). Sara Deshaies was present via Zoom.
John Haeefe, Lisa Herring, Seth Pember and M. Sigfridson were absent with notice.
J.R. Thayer were absent.

Staff Present: Jana Roberson, Director of Community Development/Town Planner; Austin Tanner, First Selectman (present in person). Margaret Washburn, Zoning & Wetlands Enforcement Officer (present via Zoom).

Also Present in Person: Craig Dunlop; Janet Bouthillier; Peter Thurlow, Hilltop Contractors; J.S. Perreault, Recording Secretary.
There was 1 additional person in the audience.

Present via Zoom: Laura Hennick.

III. Seating of Alternates & Removal of Non-attending Members

Motion was made by A. Fitzgerald to seat Gil Maiato and Brian Simmons as Regular Members for this meeting (October 5, 2022).

Second by C. Kelleher No discussion.

Motion carried unanimously by voice vote (3-0-0).

J. Roberson explained that M. Sigfridson had spoken to J. R. Thayer and he had indicated to her that he was unable to continue. Ms. Roberson explained the protocol which is that a letter of resignation be sent to the Town Clerk, but no letter has been received. She further explained that, in accordance with the By-Laws, when a member is not in attendance, without excuse, for three or more consecutive meetings, they can be expelled (Ordinance language). Mr. Thayer has missed more than three consecutive meetings.

Motion was made by A. Fitzgerald to remove alternate Jimmy Thayer for absence without excuse for more than three consecutive meetings in accordance with Article IV, Section 7 of the Bylaws of the Planning and Zoning Commission.

Second by B. Simmons. No discussion.

Motion carried unanimously by voice vote (5-0-0).

IV. Adoption of Minutes: Meeting September 20, 2022

Motion was made by A. Fitzgerald to accept the Minutes of the Regular Meeting of September 20, 2022, as presented.

Second by B. Simmons.

Discussion:

- A. Tanner stated that Paul Manocchio had asked that the following correction be made to page 4, fifth bullet point, second sentence: Replace “owns” with “represents.”

Motion, with the noted correction, carried unanimously by voice vote (5-0-0).

V. Public Commentary – None.

VI. Unfinished Business:

a. **Reading of Legal Notices:** A. Fitzgerald read aloud the Legal Notice for **SP 22-003** (published September 21, 2022 and September 28, 2022).

b. **Continued Public Hearings – None.**

c. **New Public Hearings:**

1. **SP 22-003:** Special Permit for Accessory Apartment at 57 LaSalette Drive, Applicant: Craig and Sandra Dunlop.

C. Kelleher opened the public hearing.

Craig Dunlop represented himself and gave an overview (plan was displayed):

- Proposing a one-bedroom, accessory apartment near the existing house.
- They have NDDH approval to tie-in to the existing septic system which was designed to be extra large.

COMMENTS/QUESTIONS FROM THE PUBLIC:

Janet Bouthillier, 30 LaSalette Drive, asked if the 1,500 gallon septic tank would be sufficient for, potentially, 10 people (4-bedroom house and 1-bedroom house); if they would be tapping into the existing well; she referred to a diagram and asked about the space between the house and accessory apartment; about the square footage of the accessory apartment as she feels it should be considered to be a house; if the garage is detached.

Mr. Dunlop explained that it is and that the Board of Health and the State have approved it.

Mr. Dunlop stated that they expect to tap into the existing well.

Mr. Dunlop explained that there is a pipe and underground electric would be in that space.

Mr. Dunlop explained about the layout of the rooms.

J. Roberson explained about the requirements of the Regulations and she agreed that apartment doesn't seem like the right word. It should be thought of as an accessory dwelling unit. She confirmed that the accessory unit is smaller than the primary unit.

Mr. Dunlop confirmed that the garage is detached.

Ms. Bouthillier asked the Commission if anyone can buy 10 acres of land in the Town of Brooklyn, have a big enough septic system and sufficient well and build two houses.

Ms. Roberson explained by answering “no,” but what you can have is a duplex. She further explained that some people put the accessory dwelling unit in a detached garage, barn or carriage house. She said that you cannot have two single-family dwellings, at least not that meet those criteria, but you can have two dwelling units on a single parcel in the entire RA Zone.

Ms. Kelleher added that it is not only in Brooklyn, but the State has recently provided that accessory apartments may be built.

Ms. Bouthillier commented that the State should come up with a new name for it.

Ms. Roberson stated agreement that the name seems inappropriate in this case.

COMMENTS/QUESTIONS FROM THE COMMISSION:

- **A. Fitzgerald** asked about pictures of what the façade will look like and if plans will be submitted.
Mr. Dunlop stated that it would be similar to the existing house (same color, same vinyl).
Mr. Dunlop stated that he would submit plans for the next step.
Mr. Fitzgerald commented that the Commission is supposed to see them per the Regulations.
Ms. Roberson stated that she has a picture of the house (Assessor’s Field Card) and asked Mr. Dunlop if it was going to mimic it.
Mr. Dunlop stated, “yes.”
Ms. Roberson showed the Assessor’s Field Card to Mr. Fitzgerald and said that she could get it in color.
Mr. Fitzgerald stated that he doesn’t have a problem with it.
Mr. Dunlop explained that the intent is to have it basically the same (slope, everything), so it looks like it’s part of it.
- **G. Maiato** asked how many bedrooms the septic system is for.
Mr. Dunlop explained that it is for five.
There was discussion regarding whether the 8’ x 11’ room could be turned into a bedroom when the property is sold. Approval would be needed and the septic may need to be changed. Ms. Roberson referenced the NDDH letter (dated August 25, 2022) in which reference is made to a 5-bedroom home. She explained that when they review plans, they don’t go by how something is labeled on the plan. If they want to call it a bedroom, they will call it a bedroom. That is how they enforce their code. Ms. Roberson explained that they probably called the room labeled as “office,” a bedroom, and based the calculation on that. Mr. Dunlop explained that they had told him that because it comes off the other bedroom, it would be considered an office, not a bedroom (there are no closets in it).

Motion was made by A. Fitzgerald to close the public hearing for **SP 22-003: Special Permit for Accessory Apartment at 57 LaSalette Drive, Applicant: Craig and Sandra Dunlop.**
Second by B. Simmons. No discussion.
Motion carried unanimously by voice vote (5-0-0).

d. Other Unfinished Business:

1. **SP 22-003: Special Permit for Accessory Apartment at 57 LaSalette Drive, Applicant: Craig and Sandra Dunlop.**

Motion was made by A. Fitzgerald to approve the Special Permit application of Craig and Sandra Dunlop for an accessory apartment in a 1,300 s.f., single-story, detached structure, identified in the files of the Brooklyn Land Use Office as SP 22-003, in accordance with all final documents and testimony submitted with the application with the finding that the proposal is consistent with Sec. 6.C.2. of the Zoning Regulations and is consistent with the Special Permit criteria outlined in Sec. 9.D.5 of the Zoning Regulations. Such approval includes the following conditions:

1. The Planning and Zoning Commission approval with conditions must be included on the final recorded special permit plans. Draft final approved plans shall be submitted to town staff for checking prior to printing on archival material. The final approved plans bearing the seal and signature of the appropriate professionals shall be printed on archival material, signed by Commission Chairs, and recorded along with the Record of Special Permit in the office of the Town Clerk.
2. Prior to the issuance of the Zoning Permit, the Record of Special Permit shall be recorded on the Brooklyn Land Records.
3. Prior to the commencement of a residential use, the owner shall apply for a Zoning Permit from the Zoning Enforcement Officer for the Accessory Apartment. Other applicable permits may be required.

Second by B. Simmons. No discussion.
Motion carried unanimously by voice vote (5-0-0).

Ms. Roberson explained to Mr. Dunlop that she will follow-up with him regarding the mylars.

2. Plan of Conservation and Development Update – Housing Chapter. ***Public hearing October 18, 2022***
3. **ZRC 22-007:** Revisions to the Residential-Agricultural Zone to allow Glamping as a Special Permit Use with specific standards, including Section 2.B Definitions, Section 3.C.2.4. Permitted Uses in the RA Zone, and Section 6.T Standards for Glamping. ***Public hearing November 2, 2022***

VII. New Business:

a. Applications:

1. **SP 22-005:** Special Permit for Adaptive Reuse of an Agricultural Building (modification of SP 15-002) at 313 Allen Hill Road to replace a 25' x 40' storage building. Applicant: Brooklyn Self Storage.

Peter Thurlow, Hilltop Contractors, represented the Applicant and gave an overview:

- Proposing to tear down an existing, open carriage shed and replace it with a four-bay, metal building (same footprint - 25' x 40') for the sole purpose of storage.
- Four Criteria: 1) same or smaller footprint; 2) same or smaller mass; 3) same number of stories; 4) Regarding architectural style, it won't be a carriage shed, it will be a red and white, steel garage to match existing colors on the property. Because the steel manufacturer does not offer red siding, it will be white siding with red accents and doors.

Ms. Roberson commented that the rear of the actual building is white, as well as the backs of the buildings to either side. She explained that, due to the location on the property what the neighbors can see is the backside. Mr. Thurlow explained that the Applicant also owns the field behind, so he is not sure if any neighbor would be able to see it.

- The only door is in the front. Mr. Fitzgerald commented that because of the size, he thought there would be doors in the back to utilize the space. He said that they must be good sized units. Mr. Thurlow explained that you can only access it from the front. There is no road.

There was discussion regarding what would be visible.

Mr. Thurlow stated that photos had been submitted showing the dilapidated state of the existing structure (included in packets to Commission Members) and that the proposal will improve the property and the view from the street.

Ms. Roberson displayed the site plan and explained that it is a different kind of construction, but it does meet the criteria of the Regulations. She explained that even though it is a special permit, if the Commission finds that it is minor, the Regulations say that the PZC can approve the special permit without a public hearing.

Ms. Kelleher commented that the Commission would need to determine whether to consider it a site plan application, not requiring a public hearing.

Ms. Roberson explained that Mr. Sullivan had recently come before the PZC for a zone change and that she had reviewed all of the criteria. Mr. Fitzgerald stated, "as long as everything matches."

There was discussion regarding the original approval which, Ms. Roberson explained, is the site plan that is on file (reference made in the 10/5/2022 Staff Guidance sample motion) and that it would be redundant to file the same thing again. Discussion continued regarding the Agricultural Re-Use Regulations.

There were no further questions or comments.

Motion was made by A. Fitzgerald to approve the Special Permit application of Brooklyn Self Storage to replace a 25' x 40', single story storage building, identified in the files of the Brooklyn Land Use Office as SP 22-005 (a modification of SP 15-002), in accordance with all final documents and testimony submitted with the application with the finding that the proposal is consistent with Sec. 6.B.3.4.2. of the Zoning Regulations. Such approval includes the following conditions:

1. Prior to the issuance of the Zoning Permit, the Record of Special Permit shall be recorded on the Brooklyn Land Records. A mylar site plan is already recorded as Map Book 21, Pages 147-148.
2. Prior to the commencement of construction, the owner shall apply for a Zoning Permit from the Zoning Enforcement Officer for the storage building. Other applicable permits may be required.

Second by G. Maiato. No discussion.

Motion carried unanimously by voice vote (5-0-0).

J. Roberson stated that she would follow-up with Mr. Thurlow tomorrow regarding what needs to be recorded on the land records.

- b. **Other New Business:** None.

VIII. Reports of Officers and Committees:

- a. Staff Reports with Margaret Washburn, ZEO
Ms. Washburn stated that she had submitted her Report (dated September 29, 2022 and included in packets to Commission Members). She offered to answer questions from the Commission.

There was discussion regarding the Olivo property on Route 169. Ms. Roberson explained that they are living in the accessory unit (which has a Certificate of Occupancy) while the main house is being finished.

Ms. Washburn explained that she tries not to discuss ongoing enforcement cases, but she offered that she could talk at the office if there are concerns or questions. She said that most people want to get back into compliance when there is a problem. She explained that Mr. Tanner has been helpful.

- b. Budget Update (included in packets to Commission Members).
Ms. Roberson reported that there is 76 percent of the budget remaining.
- c. Correspondence
Ms. Roberson explained that the correspondence included in the packet was actually for an upcoming matter and will be included in the packet at the appropriate time.
- d. Chairman's Report – None.

IX. Public Commentary – None.

X. Adjourn

C. Kelleher adjourned the meeting at 7:10 p.m.

Respectfully submitted,

J.S. Perreault
Recording Secretary

Margaret's Report 9/29/2022

Zoning Permits issued:

21 Dawn Drive – Peter Czmyr. Replace 8' x 20' front porch and the roof over it.

179 Gorman Road – Bill Purcell. Increase size of previously permitted shed from 10' x 10' to 12' x 14'.

13 Canterbury Road – Bank Hometown. Approved as a minor modification in the VC Zone as per Section 4.A.6.2.2: Renovation/repair of walkway and handicapped ramp, removal and replacement of hand railings and drain, installation of ADA tile.

14 Mason Hill Road – David and Norma Wickiser. Addition to enlarge a bedroom and add a bathroom on the rear of the house.

150 Hartford Road – Geoffrey Westfall. New 28' x 24' addition to west side of existing building, adding 5 examination rooms and a waiting room.

61 Lockwood Street Extension – Tyler Benkowski. New 30' x 30' garage.

34 Canterbury Road – Sarah Downing. Demolish an old 15' x 30' carriage shed and construct a new 34' x 36' pole barn. None of this work in the VC zone will be visible from the road.

Final Certificates of Zoning Compliance issued:

151 Wauregan Road – Heather R. Sica-Leonard. New 40' x 60' steel out building.

339 Day Street – Jeffrey Weaver. New single-family dwelling with attached garage, deck and retaining wall.

Home Office Permits Issued: None.

Sign Permits issued: None.

ZBA Variances Granted:

ZBA 22-003 Stephanie Hynes, 20 Franklin Drive, Map 33, Lot 16, 0.49 Acres, R-30 Zone, for a variance of the Zoning Regulations, Section 3.B.5.2.3 to reduce the minimum rear yard setback from 50 ft to 36.2 ft to construct a pool/deck combination. APPROVED.

ZBA 22-004 Loni Decelles, 143 South Street, Map 40, Lot 88-11, 3.22 Acres, RA Zone, for variances of the Zoning Regulations, Sections 3.C.5.2.1 and 8.A.4.5, to reduce the minimum front yard setback from 50 ft to 12 ft to construct an accessory structure. APPROVED.

**TOWN OF BROOKLYN
PLANNING AND ZONING COMMISSION
NOTICE OF PUBLIC HEARING**

The Planning and Zoning Commission will hold a public hearing on Tuesday October 18, 2022, at 6:30 p.m. via Zoom and in-person at the Clifford B. Green Memorial Center, 69 South Main Street Brooklyn, CT on the following:

- To consider amending the Brooklyn Plan of Conservation and Development to include the Brooklyn Housing Plan.

A copy of this proposal is available for review on the Town of Brooklyn website, Town Clerk's office and at the Land Use office. All interested parties may attend the meeting, be heard and written correspondence received. Written correspondence may be submitted in advance of the meeting to the Town Planner at j.roberson@brooklynct.org or at 69 South Main Street Brooklyn, CT 06234.

Please publish October 5 and October 12

BROOKLYN HOUSING PLAN

2022-2027



Prepared by the

Town of Brooklyn

with assistance from the

Northeastern Connecticut Council of Governments



The Brooklyn Housing Plan was created in accordance with Connecticut General Statutes
Section 8-30j with a grant from the Connecticut Department of Housing
Affordable Housing Plan Technical Assistance Program.

The Town of Brooklyn Board of Selectmen
unanimously approved the
Brooklyn Housing Plan
on May 26, 2022.



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Community Values

In the 2011 Plan of Conservation and Development, Brooklyn identified housing as a critical community issue. Now, as part of an update to the Plan of Conservation and Development and in accordance with Connecticut General Statutes Sec. 8-30j, the Town is creating an Affordable Housing Plan to specifically address issues related to the attainability of affordable housing for all residents.

The 2011-2021 Plan of Conservation and Development included the following priorities:

- **To provide opportunities for a variety of housing types, densities, and cost levels,**
- **To pursue environmentally conscious initiatives such as recycling, low-impact development, green building standards, renewable energy, and energy efficiency measures, and**
- **To provide services for elderly, low-income, and special needs residents.**

The 2011-2021 Plan of Conservation and Development recognized that substantial planning efforts must be undertaken to assure that there is an adequate, sustainable mix of housing for all income levels in Brooklyn. The 2011 plan also identified the need to encourage: 1) new development at various income levels and 2) “green” development that has a small environmental footprint and uses sustainable practices and materials.

Now, the Town of Brooklyn is following through on the promise to plan for sustainable, affordable housing that will include the following goals:

- That all residents of the town have reasonable access to housing affordable to them,
- That housing will maintain the historic and rural character of the town,
- That housing development be sensitive to the town’s natural resources,
- That existing housing stock be maintained in good condition,
- That older neighborhoods will be prioritized for revitalization, and
- That opportunities for energy efficiency, renewable energy, clean water, water conservation, composting and recycling will be pursued.

Introduction

What is Affordable Housing?

“Affordable Housing” is defined in the Connecticut General Statutes (Sec.8-39a) as housing for which persons and families pay thirty per cent or less of their annual income, where such income is less than or equal to the area median income for the municipality in which such housing is located, as determined by the United States Department of Housing and Urban Development.

A simple calculation for affordability would include taking the Median Family Income (MFI) for the area where the housing is located, multiple by 0.3 and divide by twelve. For example, the town of Brooklyn is within Windham County which has an MFI for Fiscal Year 21 of \$83,200 30% of which would equal \$27,456. This would calculate out to \$2,288 to be spent on housing costs per month.

Housing affordability is relative to one’s income and ability to pay for a home in a particular location whether it be urban, suburban, or rural. Often families may be willing to pay more to live in a community with better schools and access to other amenities

In their Plans of Conservation and Development, municipalities are required to “consider the need for affordable housing”, specifically “make provision for the development of housing opportunities, including opportunities for multifamily dwellings...” and “promote housing choice and economic diversity in housing, including housing for both low- and moderate-income households, and encourage the development of housing which will meet the housing needs identified in the state’s consolidated plan...”.

In 2017, the Connecticut General Statutes were amended to require communities to create individual affordable housing plans that specify how they will increase the number of “affordable housing developments in the municipality”. An affordable housing development is defined as consisting of either “assisted housing” or “set-aside development”. See box for definitions of these terms.

ASSISTED HOUSING - housing which is receiving, or will receive,

- financial assistance under any governmental program for the construction or substantial rehabilitation of low- and moderate-income housing
- any housing occupied by persons receiving rental assistance.

SET-ASIDE DEVELOPMENT - a development in which

- not less than thirty per cent of the dwelling units will be conveyed by deeds containing covenants or restrictions which
- shall require that, for at least forty years after the initial occupation of the proposed development, such dwelling units shall be sold or rented at, or below, prices which will preserve the units as housing for which persons and families pay thirty per cent or less of their annual income, where such income is less than or equal to eighty per cent of the median income. In a set-aside development, of the dwelling units conveyed by deeds containing covenants or restrictions, a number of dwelling units equal to not less than fifteen per cent of all dwelling units in the development shall be sold or rented to persons and families whose income is less than or equal to sixty per cent of the median income and the remainder of the dwelling units conveyed by deeds containing covenants or restrictions shall be sold or rented to persons and families whose income is less than or equal to eighty per cent of the median income.

Affordable Housing Appeals List

For most of the past 20 years, Brooklyn has been the smallest Connecticut municipality listed as “exempt” on the Affordable Housing Appeals list as outlined in Section 8-30g of the Connecticut General Statutes. To be exempt, at least 10% of the housing units in a municipality must be either assisted housing units or set-aside developments. In 2021, the Town of Brooklyn had 305 housing units that qualify (9.43%).

Brooklyn has had a relatively high percentage of assisted housing units for a small town and this is due to the work of the Brooklyn Housing Authority to build or renovate affordable housing developments in East Brooklyn. These units are located primarily at Salem Village (96), Riverbend Apartments (27), Quebec Square (57), and Tiffany Place (27).



For a housing unit to be counted as a set-aside unit in the State of CT it must be affordable for someone making 80% of the Area Median Income (AMI) and be deed restricted to remain affordable for at least 30 years. Set-aside developments exist on Eric Drive (14) and Kathleen Drive (6) and scattered throughout town. Many of the set-aside units were developed through the work of the Northeastern Connecticut Community Development Corporation.



In 2018, Brooklyn failed to meet the 10% minimum and is no longer exempt from CGS 8-30g affordable housing applications. This shift occurs when the number of total housing units keeps growing but the portion of affordable units meeting the state’s criteria either remains static or declines. Affordable housing applications filed under CGS 8-30g may be located in areas where housing is not currently permitted under existing zoning regulations.

2021 Affordable Housing Appeals List

2010 Housing Units	Government Assisted	Tenant Rental	CHFA/USDA Mortgage	Deed Restricted	Total Assisted Units	% Affordable
3,235	232	10	63	0	305	9.43

2010 Affordable Housing Appeals List

2000 Housing Units	Government Assisted	CHFA/USDA Mortgage	Deed Restricted	Total Assisted Units	% Affordable
2,708	244	65	0	309	11.41

1992 Affordable Housing Appeals List

1990 Housing Units	Assisted Family	Rental Elderly	CHFA/USDA Mortgage	Deed Restricted	Total Assisted Units	% Affordable
2,440	100	169	61	0	330	13.5

As many municipalities in northeastern CT are either too small or lack the resources to increase either assisted or set aside affordable housing developments, residents rely on “naturally affordable” housing units. These units are often privately owned multi-unit development’s with between two and eight units and are contained in one structure or on one lot. Also referred to as middle housing as they fall between the single-family housing and multi-family developments of three or more units normally found in more urban environments.

Process for Developing Plan

Affordable housing is often a contentious topic. People have strong feelings about housing developments in their communities. When a housing development is proposed, apprehension can lead to angry discourse and a breakdown of communications. To address this from the beginning, a communications strategy was developed to focus on community education of affordable housing issues. The strategy culminated in a series of four educational slideshows and two public input surveys that were posted on the Affordable Housing Plan webpage. Due to coronavirus restrictions in place at the time, it was decided to use virtual communications, social media, and print media to raise awareness of housing affordability issues and solicit public opinions.

Brooklyn Housing Plan Communications Strategy

WHO:

Target audience – Residents, people in need of affordable housing,

What do we know about them – Strong opposition to multifamily housing and community change

Secondary audience - Brooklyn boards and officials, housing developers, businesses, future residents

WHY:

Goal- Public support for affordable housing programs and development.

Objective- Educate people about housing affordability and build understanding of the community and social benefits of a more diverse housing profile.

WHAT:

Content- Easy to read, short topic articles; Select statistics that are understandable to everyone; photos of acceptable building types.

- Topic #1 - Is My Housing Affordable?
 - Housing Cost Burden
 - Housing Costs in Brooklyn
 - Median Sales Price
 - Median Income
 - Housing Wage

- Topic #2 – Why Is Housing So Expensive?
 - Housing Market Changes
 - Value vs. Sale Price
 - Coronavirus Impacts
 - Land constraints and Zoning Regulations
 - Competition and Housing Diversity

- Topic #3 - What Does Affordable Housing Look Like?
 - Types of places you have lived
 - Pix of existing housing in town
 - Explanation of housing terms/types
 - Visual preference survey

- Topic #4 – Can Housing Be More Sustainable and Affordable?
 - Water and sewer service areas
 - Transit service areas
 - Pedestrian-friendly
 - Mixed-use development

HOW:

What communications channels are most effective?

Primary channel- brooklynct.org, Web page provides the center for information and updates related to the planning process.

Secondary- Killingly Villager, Town newsletter, ESRI-Story maps, web-based surveys, WINY, Bulletin, Informational Booth at the Brooklyn Fair, Walktober

- Tools related to communication, education and feedback will include both online and physical marketing and survey information that will provide links to the overall website.
- Media and information should be provided in such a way to reach all aspects of the desired audience especially through any survey or feedback process.
- Surveys and information should be distributed both online and in hardcopy through both public agencies such as the town hall and library, nonprofits, Access Agency, Chamber of Commerce, NECTD, Senior Center, Religious institutions. etc.

WHEN:

What is critical window of opportunity?

Background information should be provided prior to survey or public input. Survey information should be collected and reviewed during the drafting of the plan.

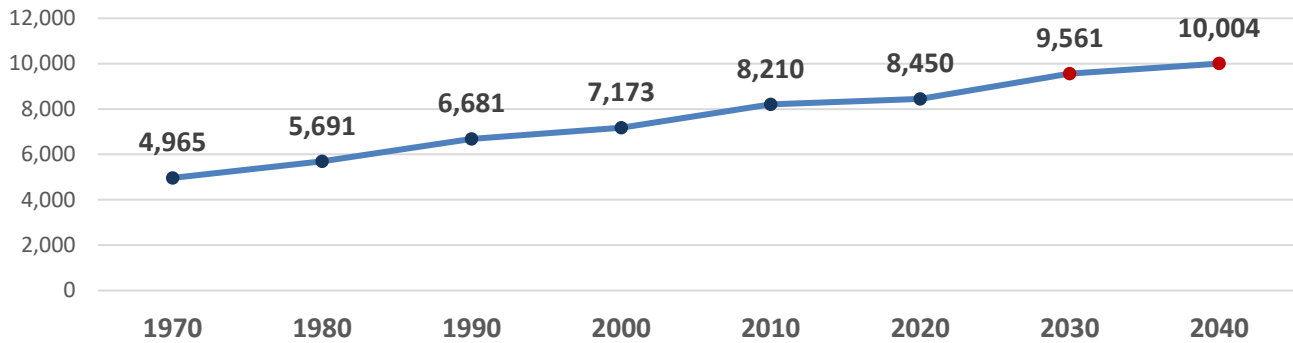
Documentation of public outreach and communications efforts are included in Appendix A: Summary of Public Outreach.

Documentation of educational modules and public feedback surveys are included in Appendix B: Educational Modules and Surveys.

Population Demographics

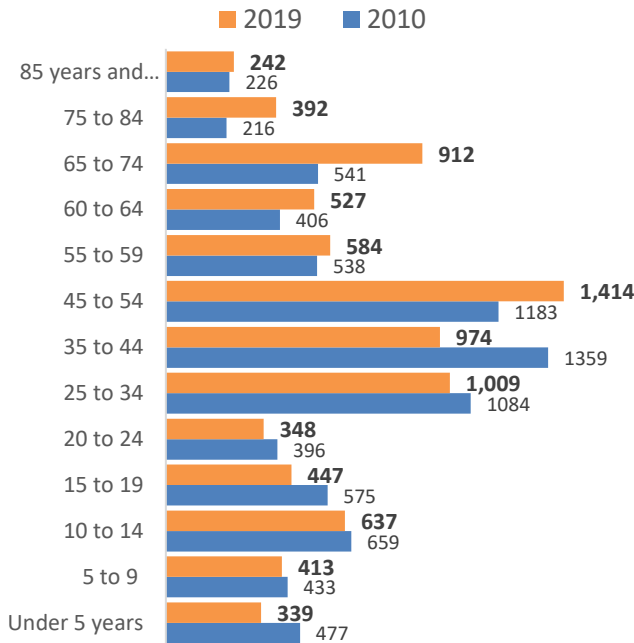
Brooklyn’s population has continually increased since 1970 by an average of 13% but has slowed since 2010 with only a 3% increase. Brooklyn is one of only two communities that have increased in population over the last ten years in the NECCOG region. The region lost 2% of its population within the same period. Data from the CT DATA center indicates that the Brooklyn will continue to grow over the next twenty years but at a slower rate as census counts for 2020 were approximately four hundred people short.

Brooklyn Population Trend



U.S. Census and CT State Data Center

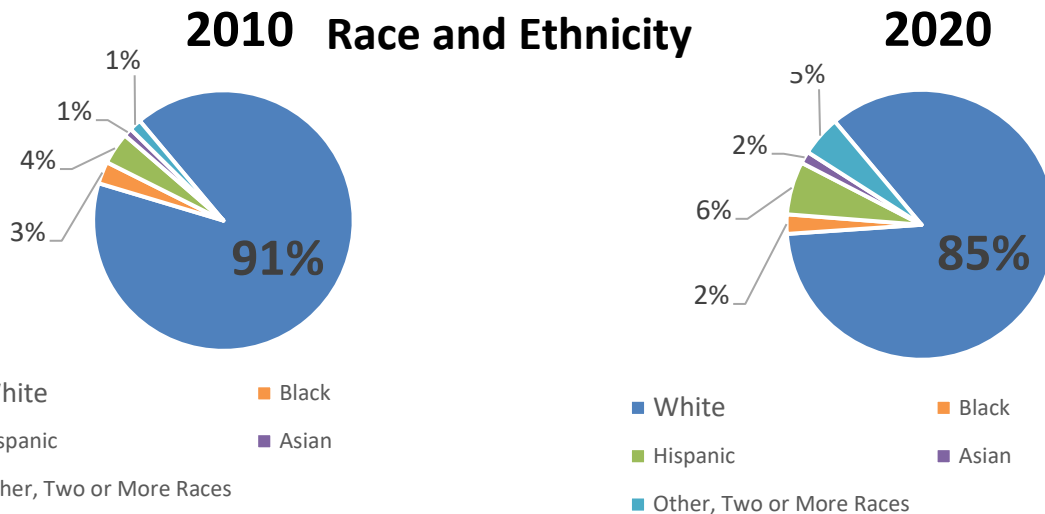
Population by Age



U.S. Census 2010 and 2019 American Community Survey

Although the population has continued to increase, the age distribution of the population has some significant changes. Brooklyn, like much of the region and state, is getting older. The median age has increased almost six years since 2009. The 2019 ACS estimates the median age to be 44.3 years old compared to 38.4 in 2009. This is higher than both Windham County and the State of Connecticut which are both around 41 years old.

The largest increase in population has occurred in the 65-to-74-year cohort, an increase of 371. Overall Brooklyn has seen increases in all cohorts age 45 and above and decreases in populations age 44 and below. As the community ages, services and housing needs also change.

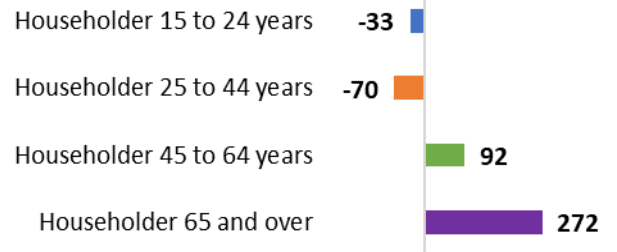


U.S. Census 2019 American Community Survey

The increase in population over the past decade includes an increase in the minority population. The white only population decreased by 5% while the Hispanic, other and multi race populations increased by 5.5%. The diversification of the population has occurred throughout the region and state even in towns with decreasing numbers.

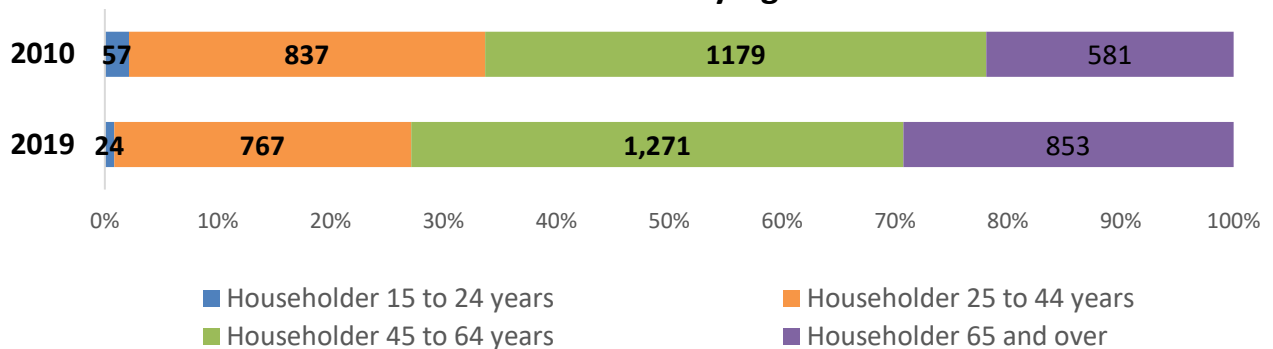
The change in age distribution of the overall population is also reflected within the ten-year trend for householders. Householder 65 and over increased by 47% while under 44 years of age decreased by 12% and the 45-to-64-year cohort increased by 7.6%.

Change in Distribution of Age



U.S. Census 2010 and 2020 Decennial

Householder by Age



U.S. Census 2019 American Community Survey

In Brooklyn 73% of occupied housing units are owner occupied and 27% renter occupied.

Householders 65 and over make up 30% of all renters. This may be explained by the high number of senior housing developments within Brooklyn. The difference between renters and owners dramatically increases with age starting with those 45 and older.

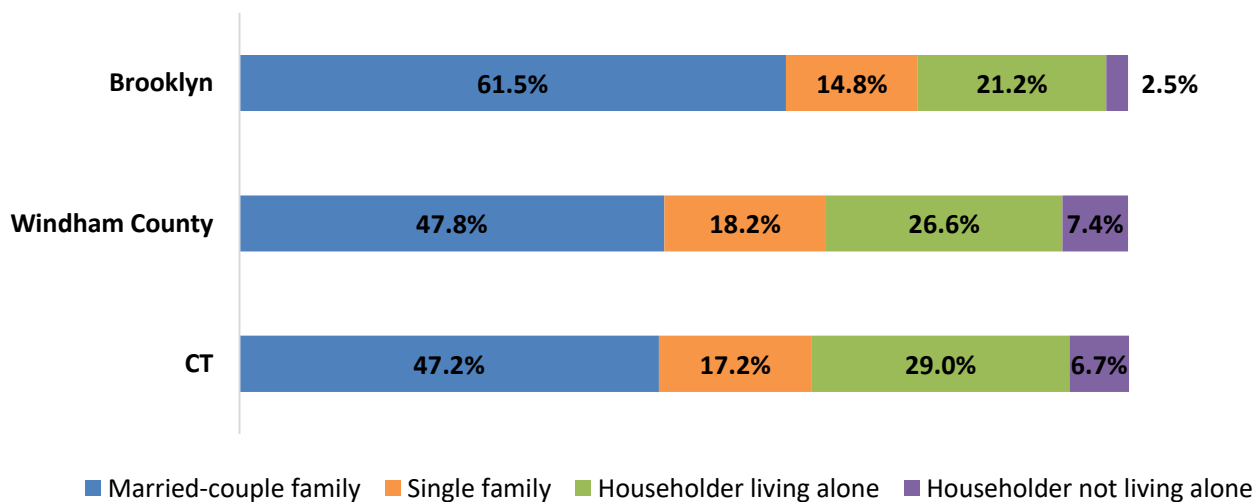
HOUSEHOLD SIZE	Total		Owner		Renter	
Occupied Housing Units	2915		2139	73%	776	27%
1-person	618	21.2%	283	13.2%	335	43.2%
2-person	1,104	37.9%	995	46.5%	109	14.0%
3-person	619	21.2%	417	19.5%	202	26.0%
4-or-more-person	574	19.7%	444	20.8%	130	16.8%

U.S. Census 2019 American Community Survey

Among renters, the majority are single person households (43.2%). Among owners, the majority are two person households (46.5%). In 2019, the average household size in Brooklyn was 2.62. For all households, family size was slighter higher at 2.93.

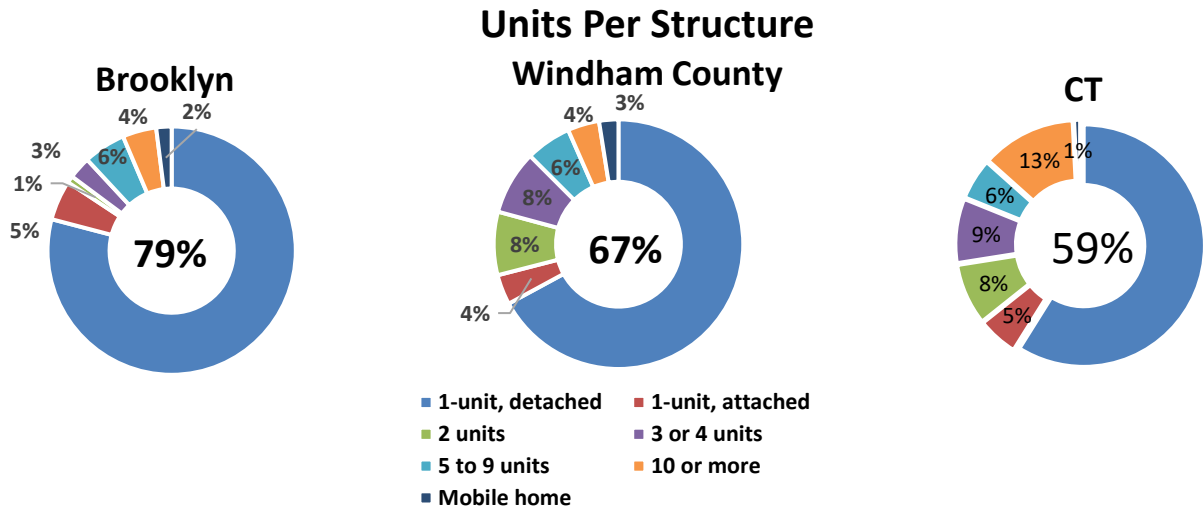
The percentage of married family households in Brooklyn is greater than Windham County and the state of Connecticut. Single family households are nearly equally split between male 7.8% and female 7%. Single person households are less than both the state of Connecticut and Windham County and are more likely to be renters.

Household Type



U.S. Census 2019 American Community Survey

Housing Types



U.S. Census 2019 American Community Survey

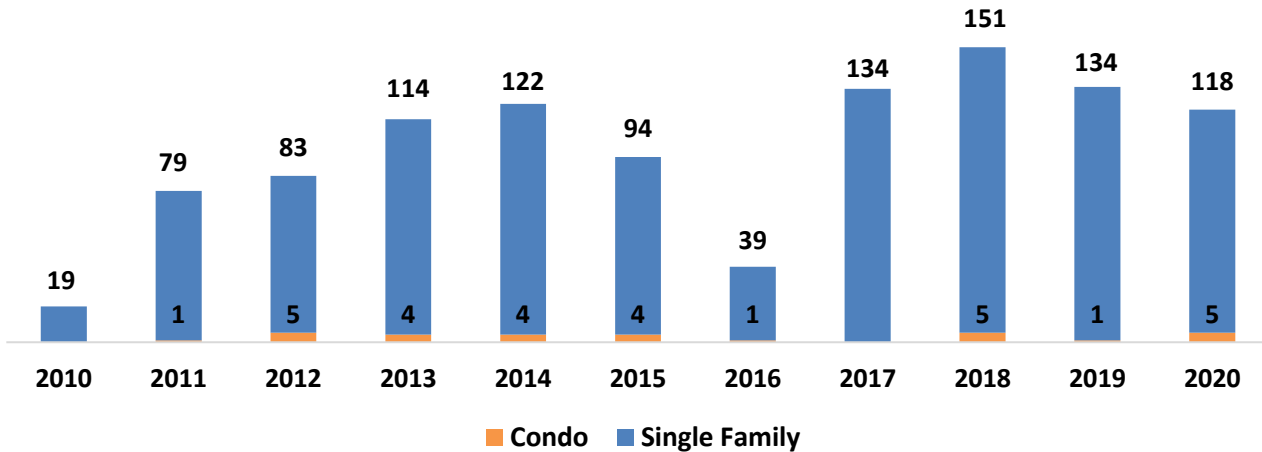
Housing units in Brooklyn are dominated by single family homes 79%, higher than Windham County and the state of Connecticut. Two units within a structure are significantly lower than both the state of Connecticut and Windham County. The percentage of Multi unit structures of 3 or more are in line with Windham County at 15.2% compared to 20.8% within the state.

Slightly more than half, 52% of units, have three or more bedrooms with 30% being less and 16.8% having more. The average single-family home in Brooklyn contains 1,677 square feet of living space with 6 rooms, 3 bedrooms and 1.5 bathrooms.

Seventy-one percent (71%) of units in Brooklyn were built earlier than 1960, making the housing inventory older than both the county and the state.

Housing Market Trends

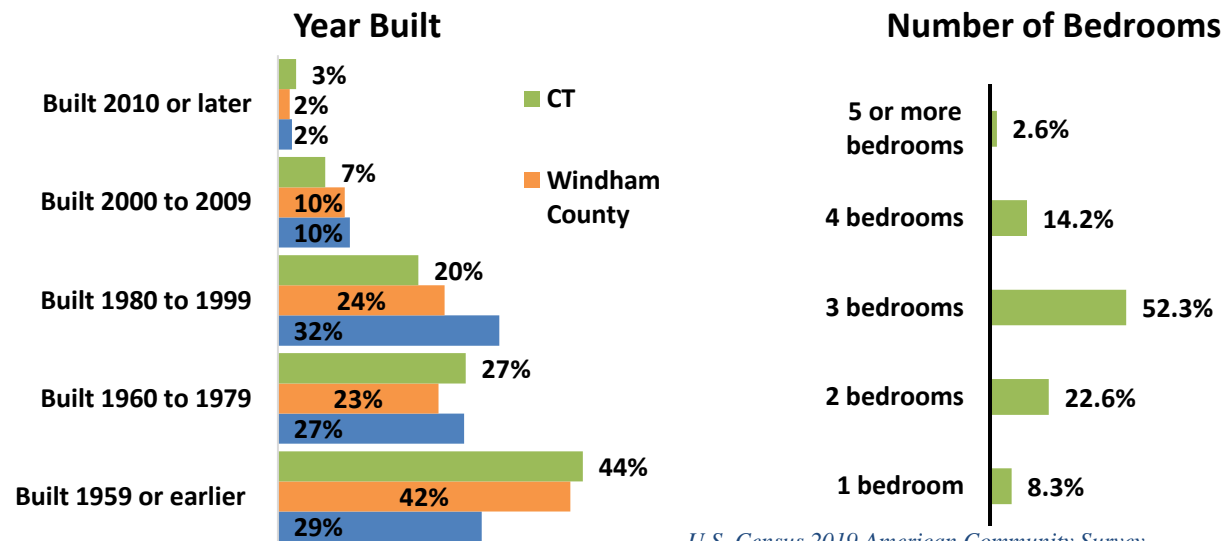
Single Family Sales



State of CT OPM

Single family home sales in Brooklyn increased between 2010 and 2014. Between 2015-2016, sales dropped but have since rebounded peaking in 2018. Recent trends since the beginning of the pandemic indicate a strong sales market but also increasing prices. Home sales are often above asking price. The future of the housing market remains uncertain.

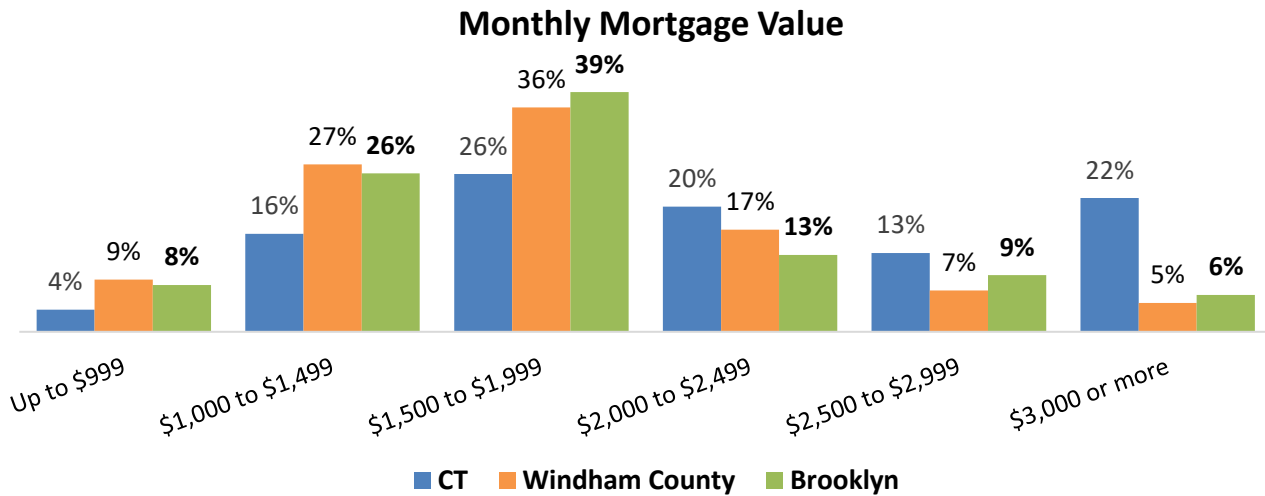
Over the last eight years median sale values have fluctuated between \$180,000 and \$210,000. Prices started to rise in 2016, \$216,000 but have recently climbed to \$245,000 in 2020. This may again be pandemic related with many able to work from home and looking to move away from urban areas harder hit by the virus and public health restrictions.



U.S. Census 2019 American Community Survey

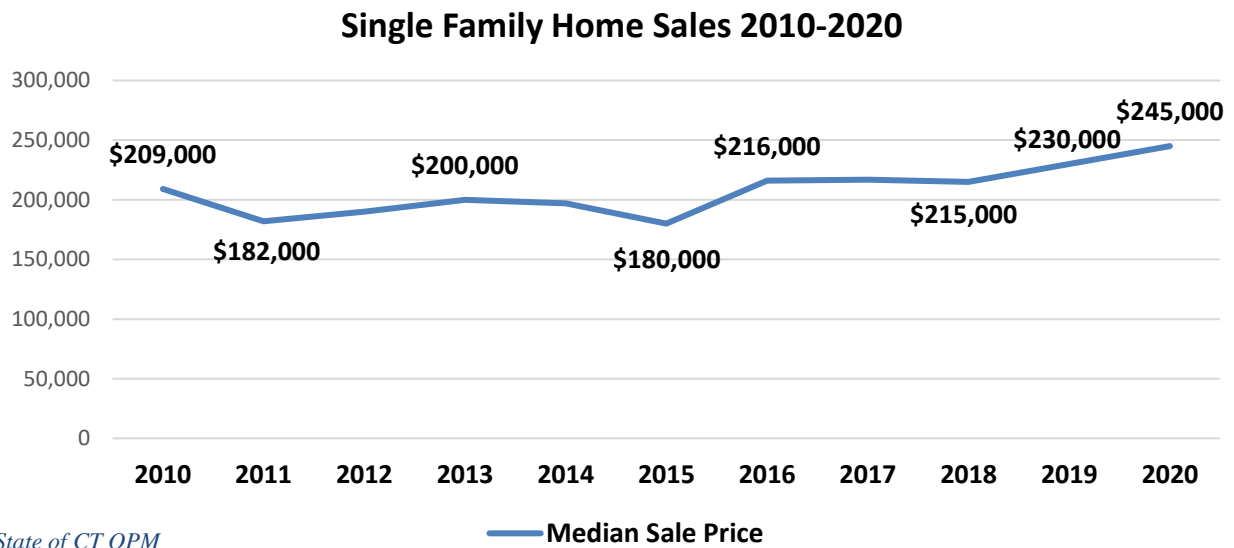
U.S. Census 2019 American Community Survey

Brooklyn overall has a higher percentage of households with a mortgage that pay under \$2,000 a month at 73%. That is in line with Windham County 72% and more than the state of Connecticut at 46%. The median mortgage value of homes with a mortgage in Brooklyn is \$1,792, that is slightly higher than Windham County \$1,685 but less than the state of Connecticut \$2,119.



U.S. Census 2019 American Community Survey

The median gross monthly rent paid by renters in Brooklyn is \$1,007 which is higher than Windham County \$946 but lower than the state of Connecticut \$1,180. Almost half 49% of renters in Brooklyn pay less than \$1,000 in rent a month with 90% paying less than \$1,499. Windham county has 56% paying less than \$1,000 and 92% less than \$1,499. U.S. Housing and Urban development Fair Market Rents for 2021 range from \$816 for an efficiency, \$1,036 for a two-bedroom and \$1,695 for a four-bedroom unit.



State of CT OPM

2019 Median Home Value



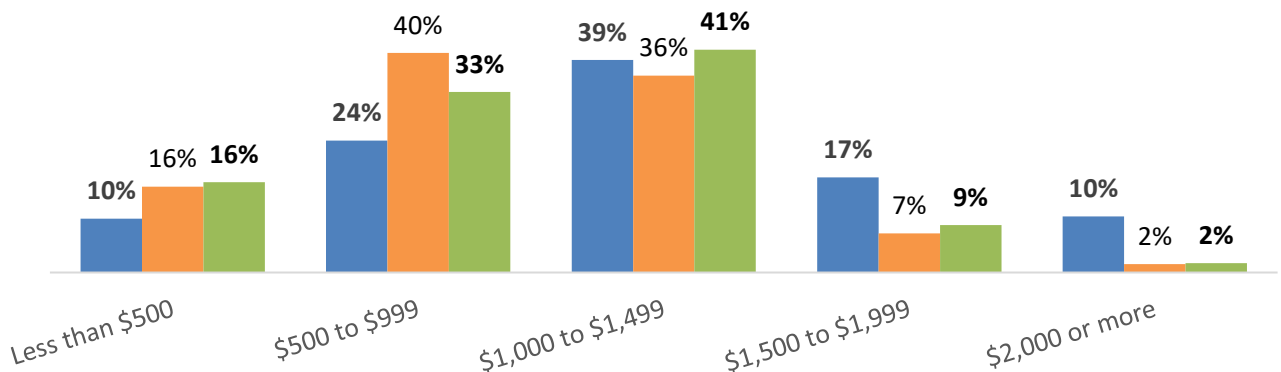
U.S. Census 2019 American Community Survey

Final FY 2022 & Final FY 2021 FMRs By Unit Bedrooms					
Year	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
FY 2022 FMR	\$848	\$854	\$1,110	\$1,388	\$1,875
FY 2021 FMR	\$816	\$818	\$1,036	\$1,307	\$1,695

U.S. Department of Housing

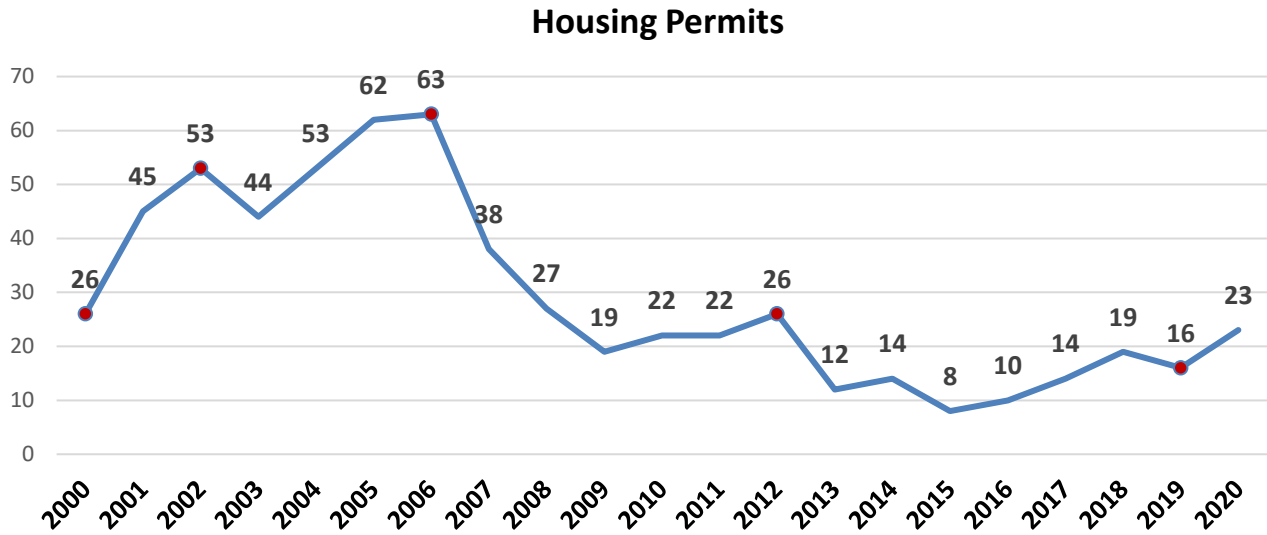
Median home values in Brooklyn in 2010 were \$267,000, \$36,000 more than the current value of \$230,600. This is still lower than the state of Connecticut \$275,400 but higher than Windham County \$204,400. The state of Connecticut and Windham County also had a decrease in home value since 2010 of about 7%.

Gross Rent



U.S. Census 2019 American Community Survey

Housing development in Brooklyn has decreased in the past ten years from its peak in 2006. The average number of permits issued is 20 since 2010. Most, if not all, have been for single family dwellings. Not all building permits that have been issued have resulted in units being constructed.



State of CT DECD

Housing Needs Assessment & Gap Analysis

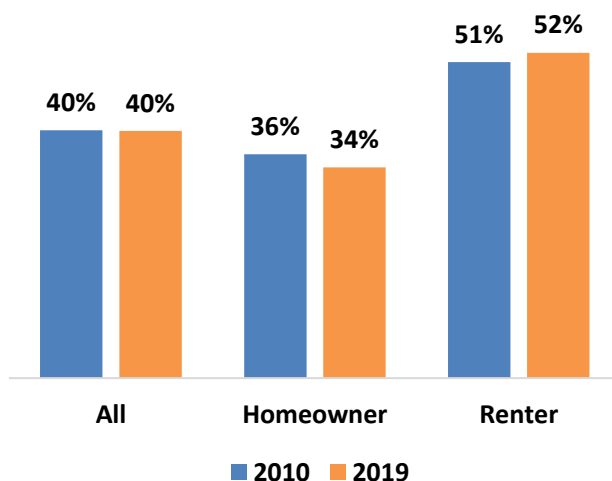
The U.S. Department of Housing and Urban Development (HUD) annually develops income limits for every metro area in Connecticut. Brooklyn is part of the Windham County Metro Area. Area Median Income (AMI) is calculated for each metro area using a formula based on the American Community Surveys five-year estimates. AMI is used to determine eligibility for various state and federal housing programs. The FY 2021 AMI for Brooklyn is \$83,200. Income limit categories for Low (80%), Very Low (50%) and Extremely Low (30%) are then calculated for family size.

FY 2021 Income Limit Area	Median Family Income Click for More Detail	FY 2021 Income Limit Category	Persons in Family							
			1	2	3	4	5	6	7	8
Windham County, CT HUD Metro FMR Area	\$83,200	Very Low (50%) Income Limits (\$) Click for More Detail	36,050	41,200	46,350	51,450	55,600	59,700	63,800	67,950
		Extremely Low Income Limits (\$)* Click for More Detail	21,600	24,700	27,800	30,850	33,350	35,800	40,120	44,660
		Low (80%) Income Limits (\$) Click for More Detail	55,950	63,950	71,950	79,900	86,300	92,700	99,100	105,500

U.S. Department of Housing

The Department of Housing and Urban Development (HUD) defines low-income families as families whose income does not exceed 80% of the median family income for the area. Very low-income families do not exceed 50% of the areas MFI and extremely low-income makes 30%.

Cost Burdened Households

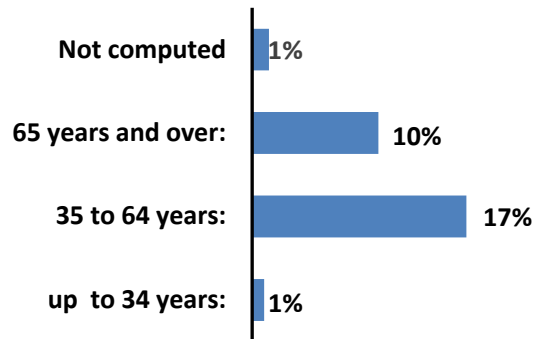


U.S. Census 2019 American Community Survey

Connecticut considers housing affordable if the cost is 30% or less of the household income for households making less than 80% of the State or median income, whichever is lower.

In Brooklyn, a family of four making less than \$79,900 per year could qualify for affordable housing programs. The 2019 ACS median income for Brooklyn is \$78,500 an increase of more than \$10,000 from 2010.

Cost Burdened Householders by Age



U.S. Census 2019 American Community Survey

A household is considered cost-burdened if it spends 30% or more of annual household income on housing costs. Housing costs for homeowners include utility, taxes, mortgage, insurance, and related payments for the home. Renters' housing costs are gross rental and related payments. Brooklyn has not seen much change in cost burdened households since 2010. More renters are cost burdened than homeowners by 20%.

HUD develops data to assist with planning for housing affordability known as the Comprehensive Affordability Survey (CHAS). CHAS is based on the ACS five-year estimates. The data was used to create a gap analysis that shows the number of low, very low and extremely low-income households and the demand for affordable housing compared to the supply of units within the community.

CHAS data for 2014-2018 shows that 40% of households in Brooklyn qualify as low income with 24% being very or extremely low income. Significantly more renters fall under the low-income category while owners make up the majority of very and extremely low-income households.

Brooklyn Affordable Housing Needs

Households in need of affordable housing

Low Income		Very Low Income		Extremely Low Income	
50% to 80% of AMI		30% to 50% of AMI		30% or less of AMI	
<=\$55,950 for an Individual		<=\$36,050 for an Individual		<=\$21,600 for an Individual	
<=\$79,900 for a Family of 4		<=\$51,450 for a Family of 4		<=\$30,850 for a Family of 4	
Low Income HH		Very Low Income HH		Extremely Low Income HH	
430		325		510	
Owner	Renter	Owner	Renter	Owner	Renter
125	305	180	145	295	215

Maximum Monthly Costs

\$1,398/month	\$901/month	\$540/month
for an Individual	for an Individual	for an Individual
\$1,997/month	\$1,286/month	\$771/month
for a Family of 4	for a Family of 4	for a Family of 4

Estimated Affordable Maximum Home Value

\$204,000,	\$131,556	\$78,000
for an Individual	for an Individual	for an Individual
\$291,000	\$187,000	\$112,000
for a Family of 4	for a Family of 4	for a Family of 4

Source: U.S. Department of Housing and Urban Development (HUD) Comprehensive Affordability Survey (CHAS):2014-2018, 2019 ACS Five-Year Estimates B25063

Housing Gap Analysis

The housing gap analysis shows a deficit in affordable homes priced below or at a level for extremely and very low-income individuals and families. There is also a slight deficit in rental units affordable to extremely low-income households and only a minimal surplus for very low-income individuals.

The gap analysis is intended to identify areas where there are significant differences in the supply and demand for affordable options for owners and renters. It is not intended to be an exact number of units to be developed.

Housing Gap Analysis: Family of 4

Owner Occupied Units

Income Group	Max Home Value	Owner Occupied Units in Price Range	Owner Households in Income Range	Gap
Extremely Low (30% of AMI)	\$107,000	57	295	-238
Very Low (<50% of AMI)	\$179,000	501	475	26
Low (<80% of AMI)	\$277,000	1260	600	660

Renter Occupied Units

Income Group	Max Monthly Rent	Renter Occupied Units in Price Range	Renter Households in Income Range	Gap
Extremely Low (30% of AMI)	\$781/month	209	215	-6
Very Low (<50% of AMI)	\$1,286/month	575	360	215
Low (<80% of AMI)	\$1,997/month	747	665	82

Source: U.S. Department of Housing and Urban Development (HUD) Comprehensive Affordability Survey (CHAS):2014-2018, 2019 ACS Five-Year Estimates B25063

Housing Gap Analysis: Individual

Owner Occupied Units

Income Group	Max Home Value	Owner Occupied Units in Price Range	Owner Households in Income Range	Gap
Extremely Low (30% of AMI)	\$75,000	20	295	-275
Very Low (<50% of AMI)	\$125,000	170	475	-305
Low (<80% of AMI)	\$194,000	769	600	169

Renter Occupied Units

Income Group	Max Monthly Rent	Renter Occupied Units in Price Range	Renter Households in Income Range	Gap
Extremely Low (30% of AMI)	\$540/month	138	215	-77
Very Low (<50% of AMI)	\$901/month	272	360	-88
Low (<80% of AMI)	\$1,398/month	682	665	17

Source: U.S. Department of Housing and Urban Development (HUD) Comprehensive Affordability Survey (CHAS):2014-2018, 2019 ACS Five-Year Estimates B25063

Infrastructure Assessment

Sustainability and Infrastructure

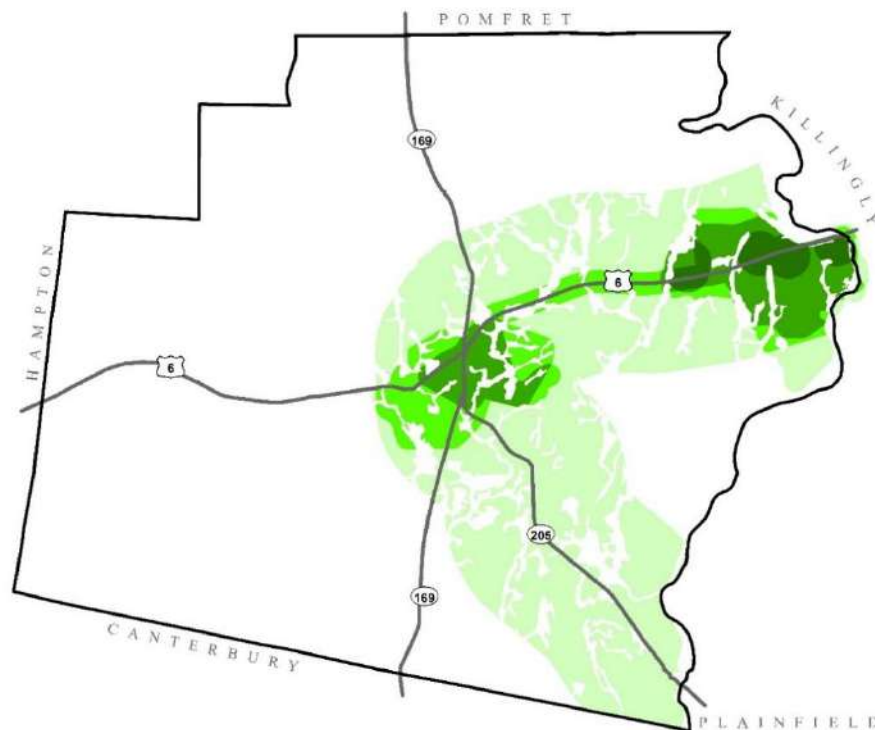
A geographic analysis of existing infrastructure and sustainable locations for housing development was conducted as part of educational segment #4: *How can housing be more affordable and sustainable?* (See Appendix B). Using the layer cake method, the geographic analysis identifies priority locations for sustainable housing based on the following factors:

Presence of

- Public water service
- Public sewer service
- Transit-accessible areas

Lack of

- Flood prone areas
- Wetland soils



From this mapping analysis, individual parcels may be identified and prioritized. Many of the highest-ranking parcels are in the Planned Commercial Zone, which does not allow housing as of this writing, or in the Village Center Zone, which limits the number of housing units per structure to three as of this writing.

Water Service

Brooklyn public water service is provided by the CT Water Company. There are approximately fourteen miles of water mains serving portions of Brooklyn, including:

- East Brooklyn neighborhoods, north of Route 6 (Bunny Lane, Fairway Drive, Westview Drive, Plaza Street, Day Street, Claudia Avenue, Paula Street, Greenway Drive),
- East Brooklyn neighborhoods, south of Route 6 (South Main Street, Tiffany Street, Middle Street, Elm Street, Front Street, South Street, Cote Drive, Pleasant View Drive, Kathleen Drive, Erin Drive, Fortin Drive, Ventura Drive, Bailey Street, Hamilton Avenue, Russell Avenue, Lockwood Street, Nelson Street, Proulx Street),
- Route 6 from East Brooklyn to the Town Green/Village Center (including Common Way),
- Route 6 from the Town Green/Village Center to the Brooklyn Correctional Institution at 59 Hartford Road, and
- Route 169 south to Route 205 and Vina Lane, extending to Creamery Brook Village and the Brooklyn Elementary and Middle Schools on Gorman Road.

Sewer Service

Brooklyn's sewer service area is largely coincident with the water service area with some notable exceptions.

- Approximately two miles of Route 6 between Brickyard Road and Common Way is a pressurized main that is not easily accessible to new users.
- In East Brooklyn neighborhoods (north), Bunny Lane, Fairway Drive, and Westview Drive have no sewer service.
- In East Brooklyn neighborhoods (south), the sewer service terminates at approximately 100 Fortin Drive and 350 South Street.
- In the Village Center, Fairgrounds Road, Tatnic Road, Harris Avenue, and Gunnar Drive have sewer service but no public water service.

The Brooklyn Water Pollution Control Authority (WPCA) maintains an Operating Agreement with the Killingly Water Pollution Control Authority that operates the sewage treatment plant. The current agreement authorizes the transfer of up to 350,000 gallons per day (gal/day) from Brooklyn to Killingly, of which approximately 250,000 gal/day is utilized. An additional 22,500 gal/day has been allocated to a future user and 77,500 gal/day is unallocated. The Killingly sewage treatment plant could potentially provide additional capacity upon revision of the Operating Agreement that is updated every two years.

Transit Service

Brooklyn transit service is provided by the Northeastern Connecticut Transit District (NECTD). The main Brooklyn Service is the Green Line with stops at: Walmart, Ocean State Job Lot, the Quinebaug Valley Regional Senior Center, Salem Village, and East Brooklyn. Additional bus routes with stops in Brooklyn include the Purple/Red line, the Orange line, and the Weekender service. There is a supplemental transit flex service area along Route 6 East (Providence Road) and Route 205 (Wauregan Road). Riders may call ahead and get picked up or dropped off by one of the regular buses anywhere within the transit flex service area.

Pedestrian Infrastructure

East Brooklyn is the most pedestrian-oriented neighborhood in Brooklyn, but pedestrian infrastructure is lacking in some areas. Sidewalks exist along the length of Route 6 from Walmart to the Quinebaug River/Killingly Town Boundary, approximately 1.3 miles in length. Additionally, sidewalks are maintained on all or portions of South Main Street, Tiffany Street, Front Street, Middle Street, Elm Street, Proulx Street, Day Street, Paula Street, and Greenway Drive.

The Village Center also has some walking infrastructure. There is a sidewalk along Route 6 from Mason Road to Prince Hill Road, a length of 1.3 miles that is well-used. A short section of sidewalk exists on Route 169.

Existing Regulations

Brooklyn is primarily a rural town, distinguished by single-family homes on lots over one acre in size, and includes historic colonials and capes, as well as traditional New England farmhouses and newer ranch houses. Multi-family housing is located primarily in the East Brooklyn neighborhood. Higher density is allowed in areas served by sewer and water, while the more rural areas have larger lots sizes required because of the lack of such facilities. Housing is regulated by subdivision and zoning regulations, wetlands regulations, health department regulations, and existing infrastructure.

Strengths and Weaknesses

Brooklyn's Zoning Regulations support the Plan of Conservation and Development which supports opportunities for a variety of housing types, densities, and cost levels; however, there are instances where the Zoning Regulations can make creating affordable housing more difficult either through increased permitting or through more intense regulation.

Strengths

- Brooklyn allows single family and duplex dwellings upon issuance of a Zoning Permit in almost every zone including R-10, R-30, RA, VC, NB, RB, and MMUD. This comprises 98% of the town of Brooklyn. The minimum lot size varies by zone.
- Attached Accessory Dwelling Units, commonly referred to as ADU's, are allowed upon issuance of a Zoning Permit under the duplex regulation.
- Elderly Housing has no minimum lot size and is allowed in R-10, R-30, VC, NB, and MMUD Zones. This comprises 12% of the town of Brooklyn.
- In 2019, the Multi-family Development regulations were updated to allow the conversion of an existing structures to multifamily provided they are on public sewer. There is no minimum lot size or maximum density except that multifamily development are limited to three units per structure in the VC Zone. This regulation allows for the conversion and renovation of many historic structures in East Brooklyn.
- The Paradise Lake Overlay Zone was adopted in 2019 to encourage investment in a disadvantaged neighborhood. While only comprising 0.5% of the town, this neighborhood is unique because it was divided into very small lots right before the Subdivision Regulations were adopted in 1967. The overlay zone was developed to provide relief from some of the dimensional requirements of the RA Zone. The Paradise Lake Overlay Zone has no minimum lot size and the setbacks have been reduced to 10'.

Weaknesses

- Both multi-family developments and elderly housing developments require a Special Permit.
- New Multi-family Developments are allowed in R-10, R-30, RA, VC, NB, RB, and MMUD but there is a minimum lot size of five acres. There are few parcels of that size within the water and service area. While there is no requirement to be on public water and sewer, it does impact the allowable density. The five-acre minimum makes multifamily development harder to accomplish.
- Detached Accessory Dwelling Units, ADU's located within a customary accessory building, currently requires a Special Permit. The Planning and Zoning Commission is anticipated to "opt-out" of the provisions in P.A. 21-29; however, they reserve the right to change this permitting requirement at their own discretion.
- Since 1992, Brooklyn has not allowed new single-width manufactured homes with a minimum dimension less than 22', defined by the Zoning Regulations as a "mobile home". The Zoning Regulations do allow mobile home in existence since 1972 to be replaced with another mobile home and/or enlarged up to fifty percent (50%) on a one-time basis. This is authorized by CGS 8-2; however, it does not contribute to the stock of "naturally affordable" housing.
- The RA Zone has the largest area (86%) and the largest minimum lot size (2 acres).

Recommendations

In the preparation of this plan, the need for two sets of recommendations became apparent. To comply with the Affordable Housing Plan requirement, a strategy to develop assisted and set-aside developments is required; however, to address the goals of the Brooklyn Plan of Conservation and Development more completely, a separate strategy to develop naturally occurring affordable housing and sustainable development is also needed. Some of the strategies overlap and, in such cases, they have been included in the former category.

Strategy to increase the number of assisted and set-aside housing developments

Assisted housing

- The all-volunteer Brooklyn Housing Authority (BHA) is responsible for the creation and preservation of housing for low- and moderate-income persons and families in Brooklyn. Much of its management responsibilities have been ceded to the professional staff at the Putnam Housing Authority. While such partnerships are often beneficial arrangements in small towns, there has been no apparent endeavor to develop new assisted housing units in Brooklyn in recent years.
 - A simple strategy would be to develop a mutual commitment to create a certain number of new assisted housing units in Brooklyn by a specific date.
 - Such units should (to the extent practicable): be in sustainable locations as determined by the infrastructure assessment, have a small environmental footprint, use sustainable practices and materials, and be sensitive to the town's natural resources.
 - Such units should maintain the historic and rural character of the town.

Set-aside developments

- Kathleen Drive (a 15-lot subdivision approved in 1987) is remarkable in that 6 of the 15 lots were purchased and deed restricted as affordable by a community development corporation whereas the rest are market rate. All lots integrate into a single, cohesive neighborhood. While not a requirement in 1987, Kathleen Drive could be a model for future, inclusionary subdivision approvals.
 - The Planning and Zoning Commission will consider the need for inclusionary zoning requirements in accordance with Conn. Gen. Stat. § 8-2i.
 - The Town of Brooklyn will seek to re-establish a relationship with the Northeastern Connecticut Community Development Agency to develop a mutual commitment to create a certain number of new deed-restricted units in Brooklyn by a specific date.

- Such units should (to the extent practicable): be in sustainable locations as determined by the infrastructure assessment, have a small environmental footprint, use sustainable practices and materials, and be sensitive to the town’s natural resources.
- Such units should maintain the historic and rural character of the town.

Other strategies to meet the housing goals of the Plan of Conservation & Development

Zoning recommendations for naturally occurring affordable housing

- Multi-family developments have a minimum lot size of five acres, creating an impediment to developing smaller-scale, multi-family developments on smaller lots.
 - The Planning and Zoning Commission will review the minimum lot size for multi-family developments.
- Detached Accessory Dwelling Units currently require a Special Permit and the Planning and Zoning Commission is anticipated to “opt-out” of the statutory requirement that ADU’s be allowed without a Special Permit.
 - The Planning and Zoning Commission will consider voluntarily removing the Special Permit requirement for detached ADU’s.
- New single-wide mobile homes are currently prohibited by the Brooklyn Zoning Regulations.
 - The Planning and Zoning Commission will consider the need for naturally occurring affordable housing such as single-wide mobile homes and manufactured “tiny” homes in the Zoning Regulations.
- Many of the most sustainable locations for housing development are in areas with public utilities but where housing is prohibited or very limited by the Zoning Regulations.
 - The Planning and Zoning Commission will consider the need for housing in the Planned Commercial Zone and the Village Center Zone.
- Incentive Housing Zones authorized by Conn. Gen. Stat. § 8-13m to 8-13x only require a 30-year deed restriction and therefore do not qualify as “set-aside developments”, but they are still a potential tool to achieving more affordable housing.
 - The Planning and Zoning Commission will consider the need for Incentive Housing Zones as authorized by statute.
- Zoning Regulations may include density bonuses or other incentives to encourage affordable and/or sustainable housing.
 - The Planning and Zoning Commission will consider all potential tools for achieving the housing goals of the Plan of Conservation and Development.

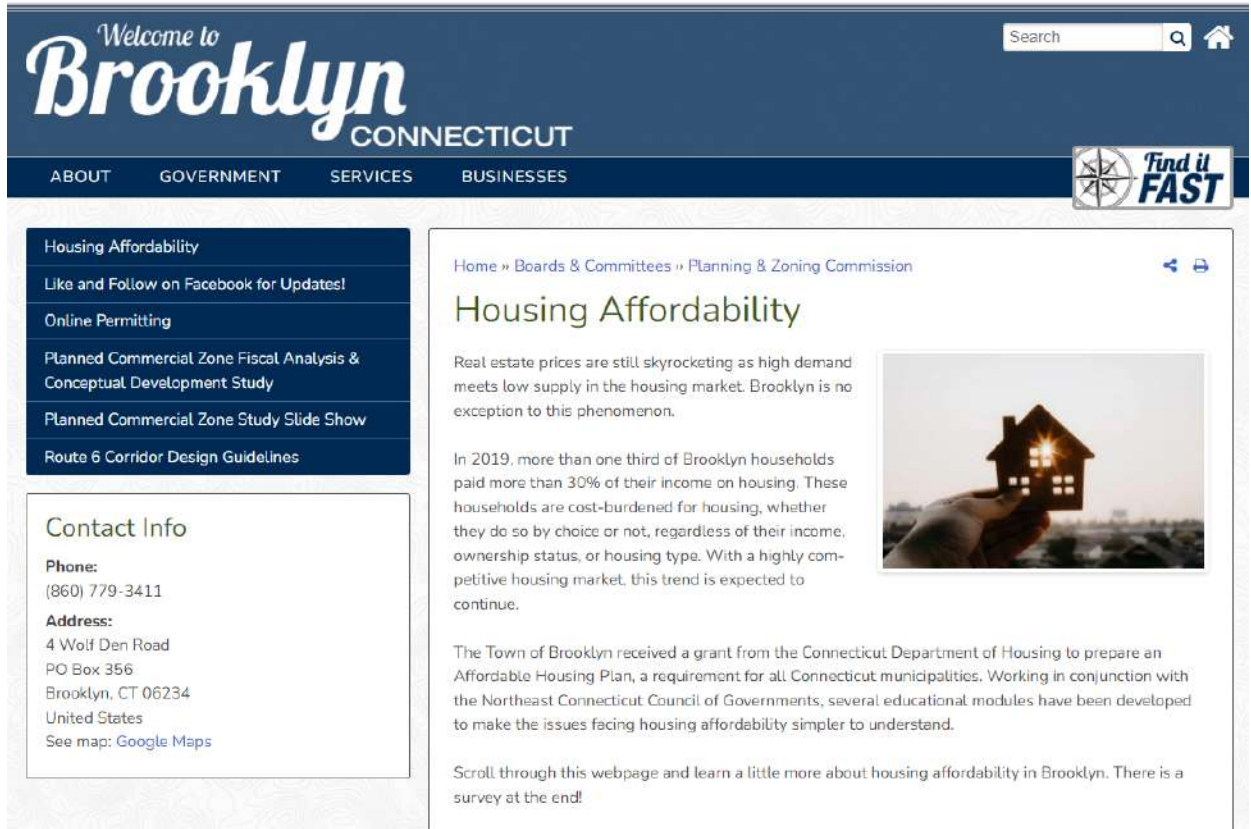
Other recommendations for naturally occurring affordable housing

- East Brooklyn, West Wauregan, and the Village Center contain older housing stock and neighborhoods that are identified as priorities for revitalization. Renovating older housing is an excellent way to meet municipal goals for affordable housing and sustainability.
 - Brooklyn could pursue grant opportunities and other measures or incentives to encourage the renovation of older housing stock for the purpose of providing safe, efficient, and affordable housing opportunities.

XXX

Appendix A: Summary of Public Outreach

- 1) 6-7-2021 – Created Housing Affordability page on Town of Brooklyn website.



- 2) 8-24-2021 – Published first in series of educational modules on housing affordability titled “Is My Housing Affordable?”, See Appendix B for all modules and survey results.
- 3) 8-27-2021 - Distributed information on housing issues at the Town of Brooklyn booth at the Brooklyn Fair. Engaged visitors in discussion regarding the different types of places they have lived. Handed out business cards with QR Code for informational website.



- 4) 10-22-2021 – Published second in series of educational modules on housing affordability titled “Why is Housing so Expensive?”, See Appendix B for all modules and survey results.

- 5) 11-16-2021 - Published third in series of educational modules on housing affordability titled “What Does Affordable Housing Look Like?” including Visual Preference Survey, See Appendix B for all modules and survey results.
- 6) 12-3-21 - Killingly Villager article “Brooklyn Launches Education Series on Housing Affordability”, pg.1.



Brooklyn launches educational series on affordable housing

BY JASON BLEAU
CONTRIBUTING WRITER

BROOKLYN – As the town of Brooklyn prepares its housing plan, a document required for every community in Connecticut, the town has launched a new online series meant to educate citizens about affordable housing.

According to Brooklyn Town Planner Jana Roberson, a series of four modules is being made available focusing on the facts of affordable housing, what it

means, how to identify it and how the housing market has become what it is today. The Northeastern Connecticut Council of Government (NECCOG) served as consultants in the production of the series.

“Housing prices are an issue that impacts every socioeconomic class,” Roberson said. “Many people pay more than they should for the housing they have no matter what they’re income bracket it, so what we

are doing is we’re looking at the issues facing housing costs and looking at ways to try and address that.”

The first two parts of the series have been made available on the Brooklyn Town Website. The first module allows citizens to self-determine if their current living situation counts as “affordable housing.” The module provides an equation to help determine if someone’s housing expenses exceed thirty percent of their yearly income,

a definitive limit for affordable versus unaffordable housing. The second module, updated in October, examines why housing has become so expensive.

“The modules do a lot to explain in simple language the issues that we’re all facing,” said Roberson. “It’s not hard to believe that when there’s a lot of competition in the market it favors people who have more money at their disposal. When you have a very competitive housing market like there


is right now there are winners and losers and there’s a lot more losers than there ever were.”

The two modules still to be released as of this writing are “What Does Affordable Housing Look Like?” and “How Can Housing be More Sustainable and Affordable?” The modules are available by visiting the Planning & Zoning Commission page at www.brooklynct.org and clicking the “Affordable Housing Plan” on the top of the left side tabs.

- 7) 12-9-21 – The Villager article was shared on the Facebook page for the Brooklyn Planning and Zoning Commission.
- 8) 12-17-2021 - Published fourth in series of educational modules on housing affordability titled “How Can Housing Be More Sustainable and Affordable?”, See Appendix B for all modules and survey results.
- 9) December 2021-February 2021 – Published Public Input Survey seeking feedback on affordable housing from the community, See Appendix B for all modules and survey results.

- 10) 1-26-2022 – Ad in Turnpike Buyer (a free weekly mailed to every address in Brooklyn) promoting the Housing Affordability webpage, modules, and surveys.

Planning for Housing Affordability




Real estate prices are still skyrocketing! More than 1/3 of Brooklyn households pay more than 30% of their income on housing.

The Town of Brooklyn and NECCOG are preparing an Affordable Housing Plan. Several educational modules have been developed to make the issues facing housing affordability easier to understand.


What do you think?
Please visit the web page and respond to the survey!

Brooklyn Housing Plan Website
<https://www.brooklynct.org/planning-zoning-commission/pages/housing-affordability>



- 11) January 2022 – Published article in the winter edition of the Town of Brooklyn digital newsletter.

Planning for Housing Affordability




Real estate prices are still skyrocketing as high demand meets low supply in the housing market. Brooklyn is no exception to this phenomenon.

In 2019, more than one third of Brooklyn households paid more than 30% of their income on housing. These households are cost-burdened for housing, whether they do so by choice or not, regardless of their income, ownership status, or housing type. With a highly competitive housing market, this trend is expected to continue.

The Town of Brooklyn received a grant from the Connecticut Department of Housing to prepare an Affordable Housing Plan, a requirement for all Connecticut municipalities. Working in conjunction with the Northeast Connecticut Council of Governments, several educational modules have been developed to make the issues facing housing affordability easier to understand.

What do you think? Please visit the web page and respond to the survey!

Brooklyn Housing Plan Website
www.brooklynct.org/planning-zoning-commission/pages/affordable-housing-plan



Appendix B: Educational Modules and Public Feedback Surveys



Housing affordability

Town of Brooklyn

August 24, 2021

Is My Housing Affordable?

How much of your income do you pay for a roof over your head? Have you ever figured it out?

Housing costs make up a big part of our personal expenses. Your housing is affordable if you pay no more than 30 percent of your income on housing costs, including electricity, heat, and water (www.hud.gov). Whatever your income, your housing should be affordable to you.

A simple calculation is to take your weekly wage, multiply by 52, divide by 12, and then multiply by 0.3. Let's say your weekly pay is \$600.

Example:

$$\$600 \times 52 = \$31,200$$

$$\$31,200 \div 12 = \$2,600$$

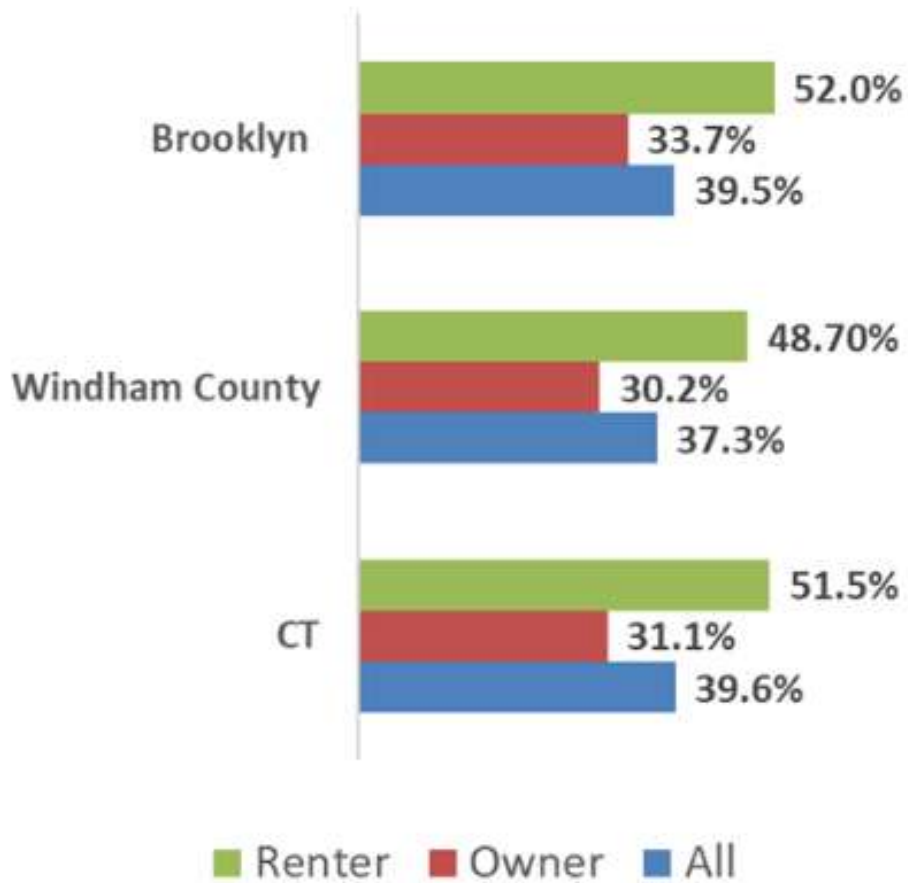
$$\$2,600 \times 0.3 = \text{\$780}$$

If your monthly housing cost is higher than this number, then your housing is not affordable.

The Housing Cost Burden

A household is considered cost burdened if they pay more than 30% of their annual income on housing costs. Nearly forty percent (39.6%) of households in Brooklyn are listed as cost burdened by the US Census. This affects homeowners as well as renters. Paying too much for housing leaves little to spend on other necessities.

Cost Burdened Households



US CENSUS 2019 American Community Survey

Housing Cost in Brooklyn

It is no surprise that the housing market has been red hot. Good if you are selling, bad if you are buying! How much do homes cost in Brooklyn? Currently the website Zillow has 14 listings for single family homes ranging from \$154,000 to \$850,00 with a median of \$362,000.

“Median” means that half of the sales are higher and half are lower.

The skyrocketing price of homes puts homeownership out of reach for many in Brooklyn.



Median Sales Price (Brooklyn Assessor)

Housing Wage

How much would someone need to make to afford a house in the Brooklyn area?

The "housing wage" is the hourly wage needed to afford a two-bedroom rental home without paying more than 30% of income on housing for areas within CT. The housing wage for the town of Brooklyn is \$19.92.

Brooklyn/Windham County

MINIMUM WAGE	\$13.00
AVERAGE RENTER WAGE	\$12.04
2-BEDROOM HOUSING WAGE	\$19.92
NUMBER OF RENTER HOUSEHOLDS	13,949
PERCENT RENTERS	31%

Out of Reach 2021 <https://reports.nlihc.org/oor/connecticut>

Fair Market Rent (FMR) is **the monthly rent a particular property type is likely to receive.**

Below are various monthly housing cost scenarios for Brooklyn and Windham County.



National Low-Income Housing Coalition <https://reports.nlihc.org> (2021)

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Why is Housing So Expensive?

Home prices have skyrocketed, and the dream of homeownership is now out of reach for many. What is happening?

Town of Brooklyn
October 22, 2021

Housing markets are influenced by many different factors. Let's take a look at some of the things impacting housing prices.



Brooklyn Assessor and American Community Survey U.S. Census

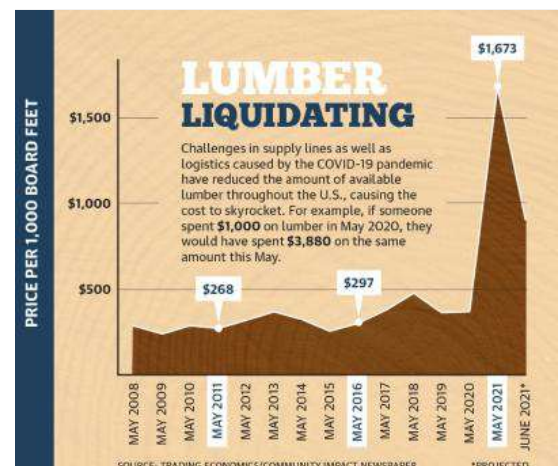
[Interactive: See Where Home Prices Are Skyrocketing in Connecticut](#)

[Supply Delays, Tight Workforce Shape Hot Housing Market in Connecticut](#)

Coronavirus

The global pandemic changed how housing markets work. The fight against coronavirus restricted mobility and labor and interrupted supply chains. In turn, this led to shortages of building materials. Lumber is a good example of how the pandemic has effected the cost of construction.

[The numbers are just absolutely crazy': Pandemic sends building costs soaring](#)



— and keeps contractors guessing



Coronavirus also changed housing demand. With new opportunities to work remotely, people started moving away from cities into suburbs and rural areas, increasing the demand for homes in those places.

COVID-19 Has Changed the Housing Market Forever. Here's Where Americans Are Moving (And Why)

Land Constraints & Zoning Regulations

Land constraints and zoning regulations also impact housing costs and impact the housing market.

Easily developed land is harder and harder to find because the best locations are usually developed first. Engineered septic systems and more intensive land clearing and grading on less-than-ideal building sites adds to overall building costs.

Land Sale Trends During Covid-19 And Beyond Blog

Local zoning regulations may require more land than is necessary to fit a home, well, and septic system. In Brooklyn's biggest zone (Residential-Agricultural), you must have at least two acres for a single-family home or duplex. A minimum of five acres is required for housing containing three or more dwelling units. While these requirements are intended to provide for the orderly development of the town, they increase the cost of building new homes and may lead to unintended consequences like increased travel times and habitat loss.

More Sensible Lot Sizes

High Demand, Low Supply

Rising demand and a low supply of available housing leads to a highly competitive housing market and increased sales prices for everyone.

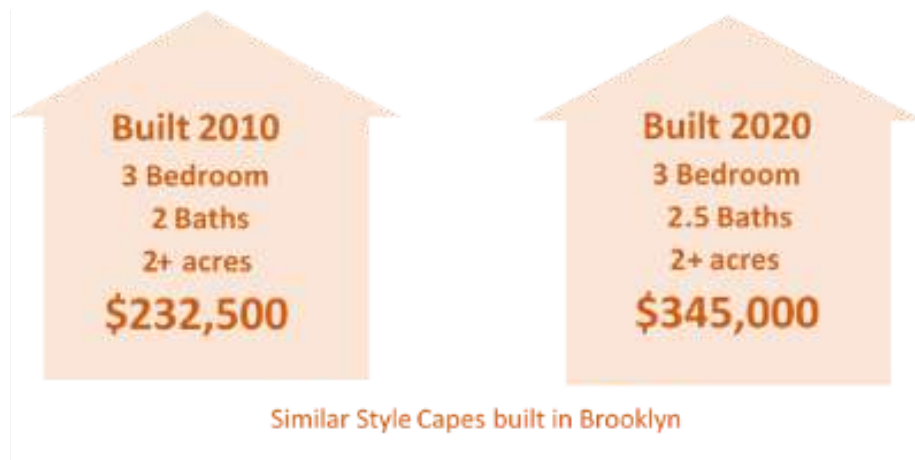
BROOKLYN, CONNECTICUT

ZONING REGULATIONS



PLANNING & ZONING COMMISSION

EFFECTIVE JULY 30, 2020



Source: Brooklyn Assessor Data

Interactive: Where CT's Real Estate Inventory is Shrinking Drastically

Competition & Housing Diversity

High competition favors those with higher incomes while moderate and lower income households are squeezed out of the housing market. The only housing affordable to low and moderate income families may be in need of repair or updating or is located in less desirable communities that do not provide the same opportunities as communities with higher median incomes.

Developers are more inclined to produce housing types that are easily built such as single family homes, resulting in little housing diversity. First time home buyers, single person households and seniors looking for different types of housing based on their stage of life and financial situation may be forced to look elsewhere for housing due to limited supply and fewer choices.

Investment Firms Aren't Buying All the Houses. But They Are Buying the Most Important Ones.

The competitive housing market effects everyone and does not accommodate the housing needs of the whole community. In the next segment, we will examine what affordable housing in Brooklyn might look like if the forces working against it were addressed.

The Town of Brooklyn is in the process of developing an affordable housing plan and updating its plan of conservation and development. As part of the process information will be posted on the town website <https://www.brooklynct.org/planning-zoning-commission/pages/affordable-housing-plan> and feedback solicited from community members.



What Does Affordable Housing Look Like?

Affordable housing can come in many shapes and sizes. Below are examples of the various housing types in Brooklyn.

Town of Brooklyn
November 16, 2021

What types of housing have you lived in?

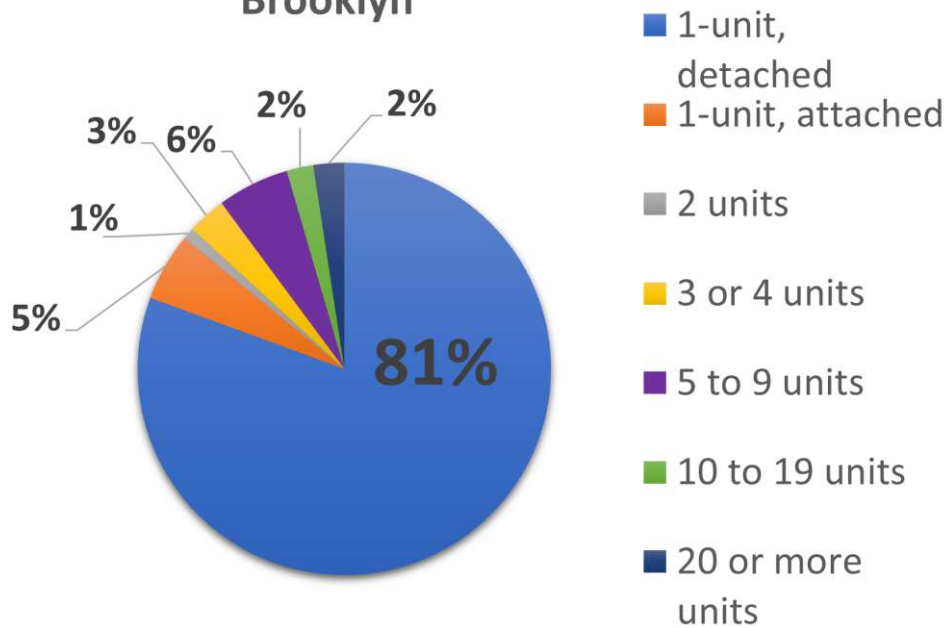
Our opinions are based on personal experiences as well as visual preferences of likes and dislikes. How someone sees the world may be influenced by where they have lived and the different types of housing that they have experienced.

For example, someone who has grown up in a apartment complex in an urban area may long for more space in the country or you could be the

country boy or girl that wants to be where the action is in the city.

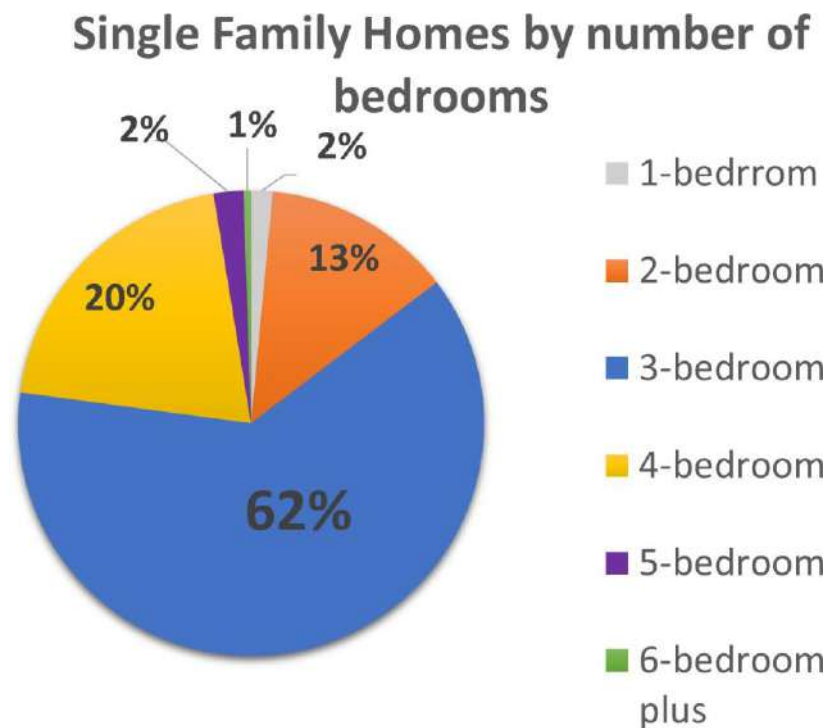
Different stages of life give rise to different types of housing situations. You may have been born in a mill village duplex, spent your teenage years in a suburban, single-family home, lived in a dorm room or apartment as a young adult, moved back to the suburbs with your growing family, and downsized after the children have left the nest. Healthy communities include housing for all of these situations.

Breakdown of Housing Units in Brooklyn



Housing Types

Single-family detached housing makes up the largest percentage of housing in Brooklyn at 81%. Housing size can vary from smaller, 1,000 square feet, 1-2 bedrooms to 2,500 square feet and 3 plus bedrooms. Older homes built before 1980 tend to be on the smaller side and may be considered more of a "starter home" for young families.



2019 American Community Survey

The average single-family house in Brooklyn contains 1,677 square feet of living space with 6 total rooms. 3.1 bedrooms and 1.6 bathrooms. The average lot size is 3 acres.



Single family homes in Brooklyn

Single-family attached are townhouse style units where three or more single-family units are connected side-by-side, each unit has its own front and rear access and no unit is located over another unit.



Approximate examples of townhouse styles in Brooklyn

Duplex or two-family housing units make up approximately 1% of the housing units in Brooklyn. Many historic mill villages within northeastern CT include duplexes built in the late 1800's that were used for employees.



Duplexes or Two-family homes in Brooklyn

Multifamily homes make up 9% of Brooklyn's housing stock with three or more units in one structure. Multifamily units may have separate access to the outside or be internal.



Multifamily housing developments in Brooklyn

Many large older homes have been converted to apartments containing three or more units while still fitting in with the neighborhood, be it rural or suburban.



Multifamily housing within historic structures

Multifamily housing developments may also include multiple stories and building layouts on one lot providing a variety of options and living styles.



Multifamily housing developments in Brooklyn

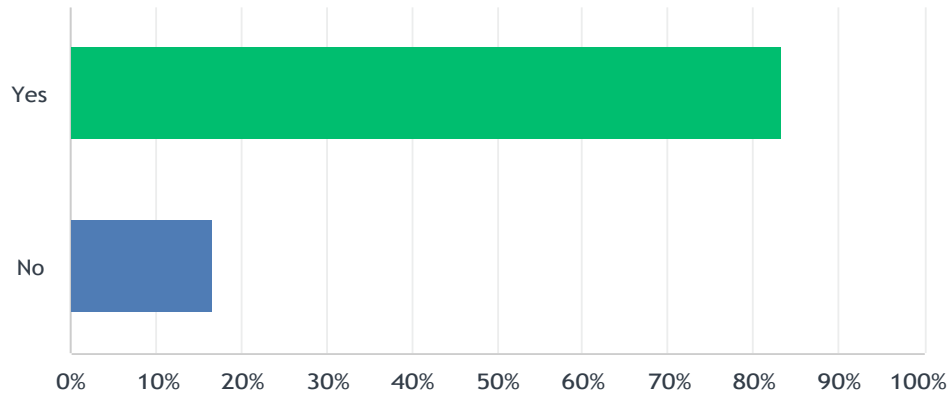
Please complete the following Visual Preference Survey to let us know what style of housing you think is most appropriate for the Town of Brooklyn.

[Housing Type Preference Survey - Link](#)

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Q1 Are you currently a resident of Brooklyn?

Answered: 36 Skipped: 0



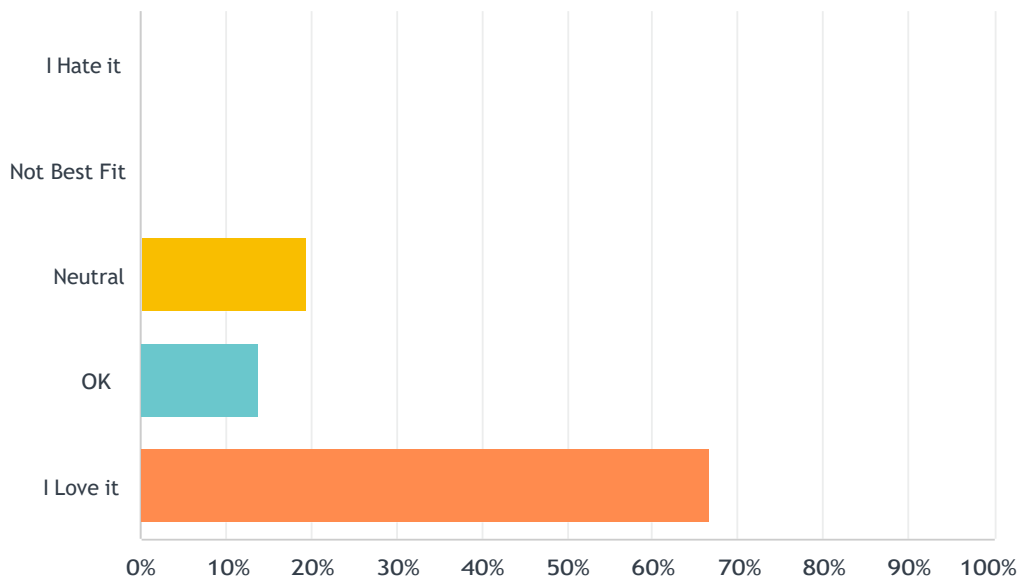
ANSWER CHOICES	RESPONSES	
Yes	83.33%	30
No	16.67%	6
TOTAL		36

Q2 Single-Family Detached- A building containing one dwelling unit and that is not attached to any other dwelling by any means and is surrounded by open space or yards.

Answered: 36 Skipped: 0



**Preference score:
4.47 out of 5**



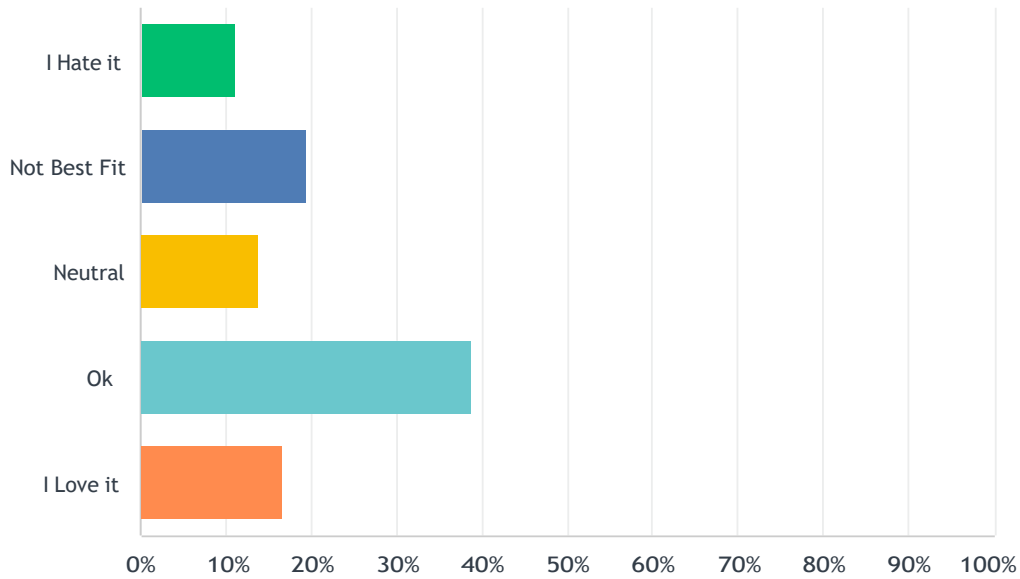
ANSWER CHOICES	RESPONSES	
I Hate it	0.00%	0
Not Best Fit	0.00%	0
Neutral	19.44%	7
OK	13.89%	5
I Love it	66.67%	24

Q3 Single-family attached townhouse style units where three or more single-family units are connected side-by-side, each unit has its own front and rear access and no unit is located over another unit.

Answered: 36 Skipped: 0



**Preference score:
3.30 out of 5**



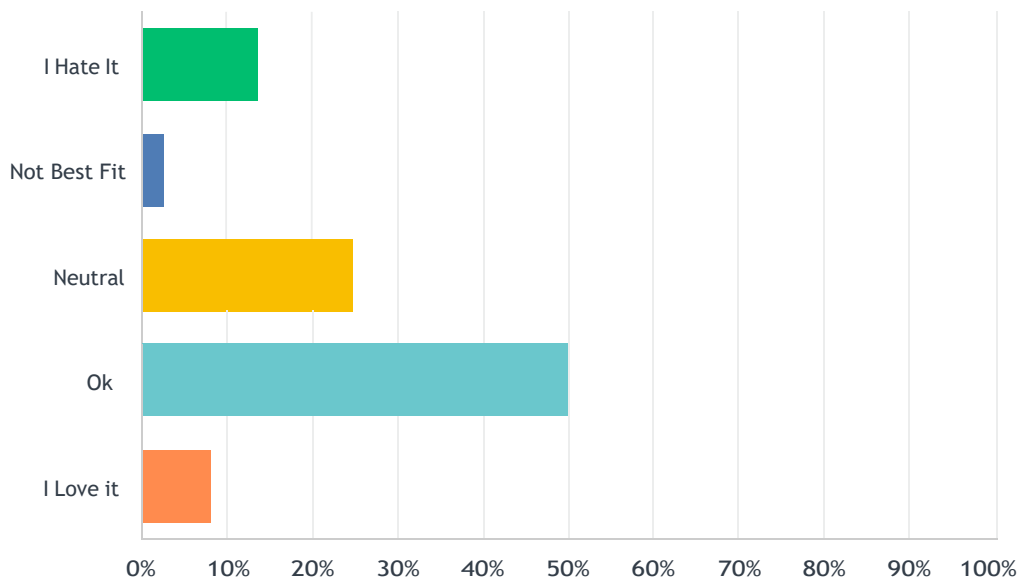
ANSWER CHOICES	RESPONSES	
I Hate it	11.11%	4
Not Best Fit	19.44%	7
Neutral	13.89%	5
Ok	38.89%	14
I Love it	16.67%	6

Q4 Duplex or Two-family A building containing two single-family dwelling units totally separated from each other by a common wall.

Answered: 36 Skipped: 0



**Preference score:
3.36 out of 5**



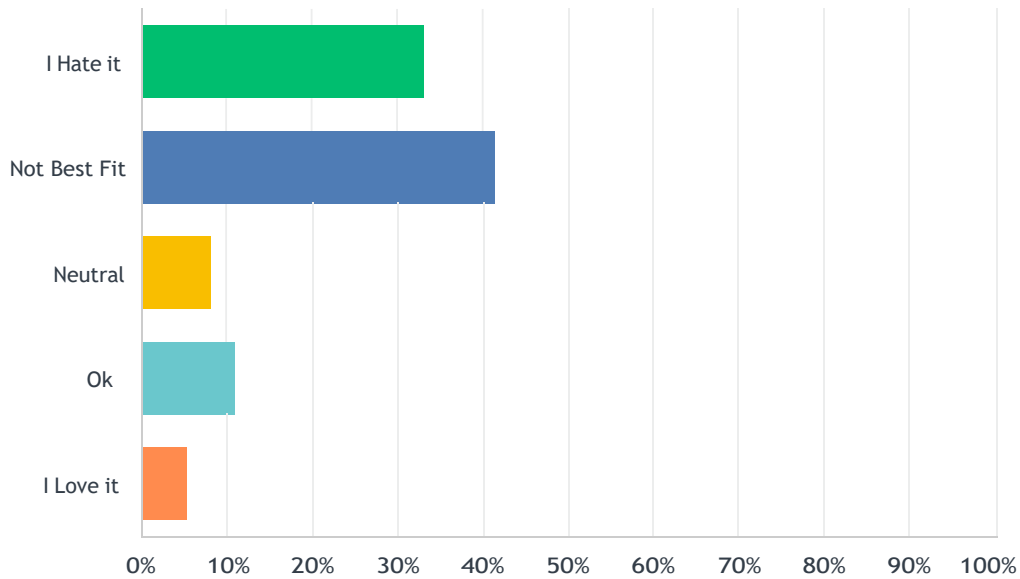
ANSWER CHOICES	RESPONSES	
I Hate It	13.89%	5
Not Best Fit	2.78%	1
Neutral	25.00%	9
Ok	50.00%	18
I Love it	8.33%	3

Q5 Multi-family a building containing three or more dwelling units, including units that are located one over another.

Answered: 36 Skipped: 0



**Preference score:
2.13 out of 5**



ANSWER CHOICES	RESPONSES	
I Hate it	33.33%	12
Not Best Fit	41.67%	15
Neutral	8.33%	3
Ok	11.11%	4
I Love it	5.56%	2

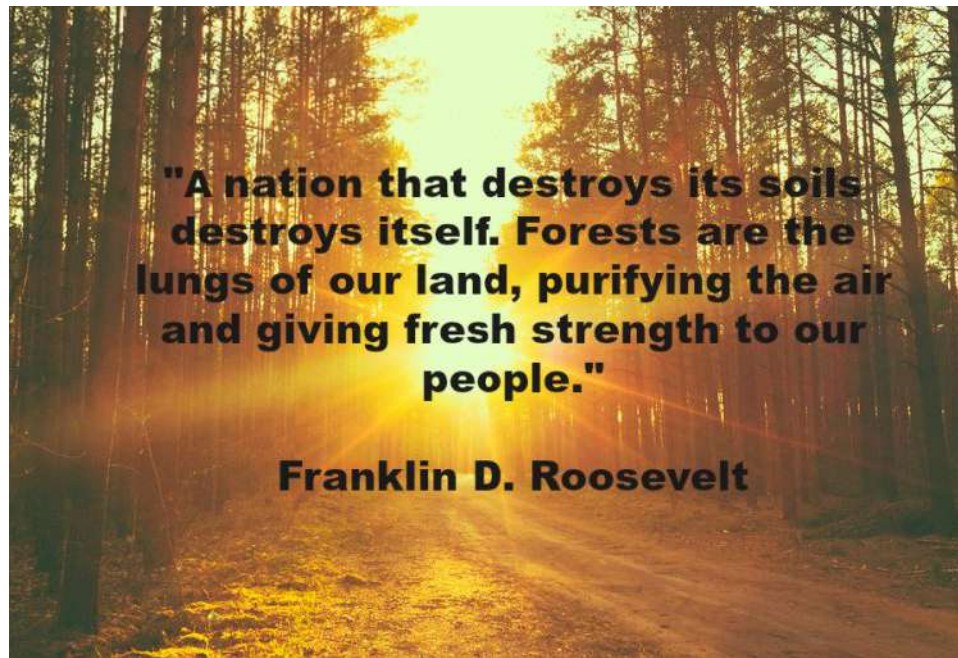


How can housing be more sustainable and affordable?

Sustainable housing is best for the environment but can it be affordable, too?

Town of Brooklyn
December 17, 2021

Residential growth impacts our communities and natural ecosystems. Slow, scattered residential development can lead to a "death by 1,000 cuts" as each new home can lead to the loss of farmland and wildlife habitat. Some zoning policies force people to use more land and travel farther, making housing more expensive. Green building methods and alternative energy sources help, but sustainable, affordable housing starts with finding the most sustainable locations and using them efficiently.



Infill Development

One of the easiest ways to grow sustainably and affordably is to use existing infrastructure like water mains, sewer lines, and roads. For the most part, these areas already have some development so natural resources are less likely to be impacted. Filling in the gaps in existing development is called "infill". Infill development is the opposite of sprawl.

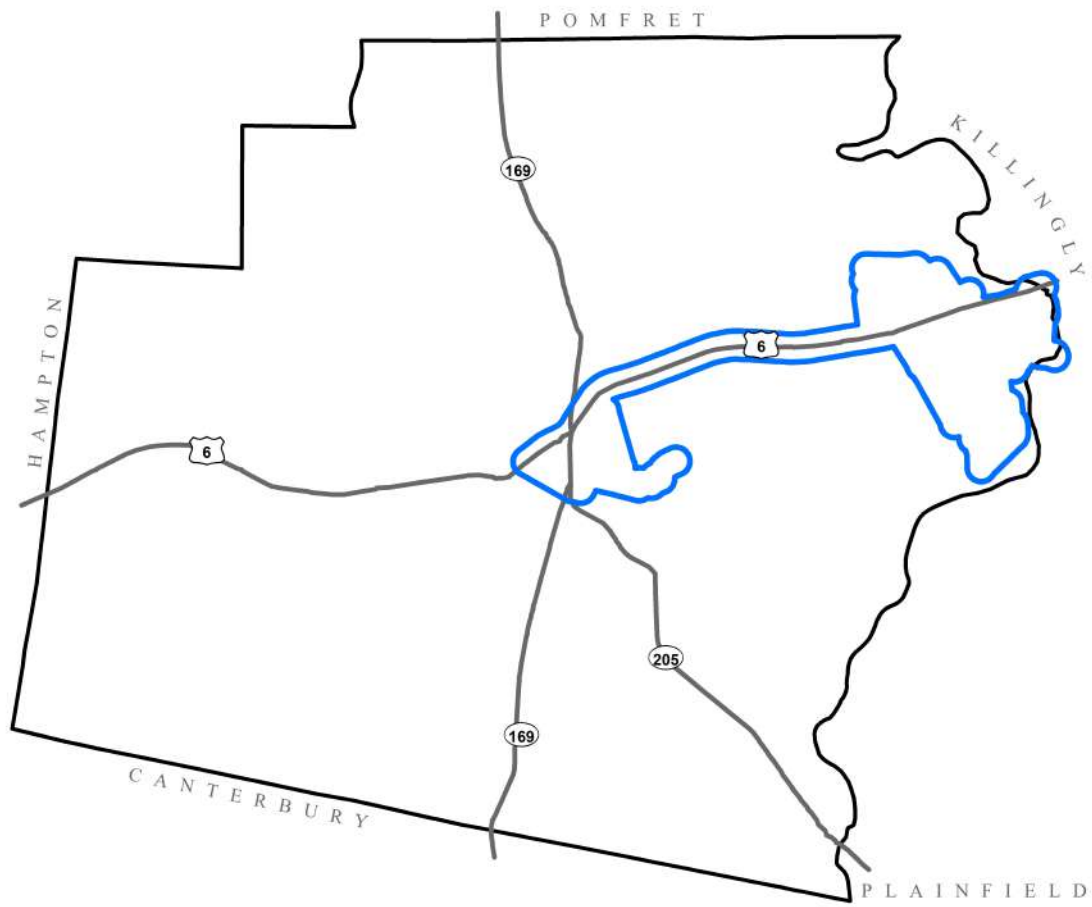
What is infill development?

Pros and Cons of Infill Development

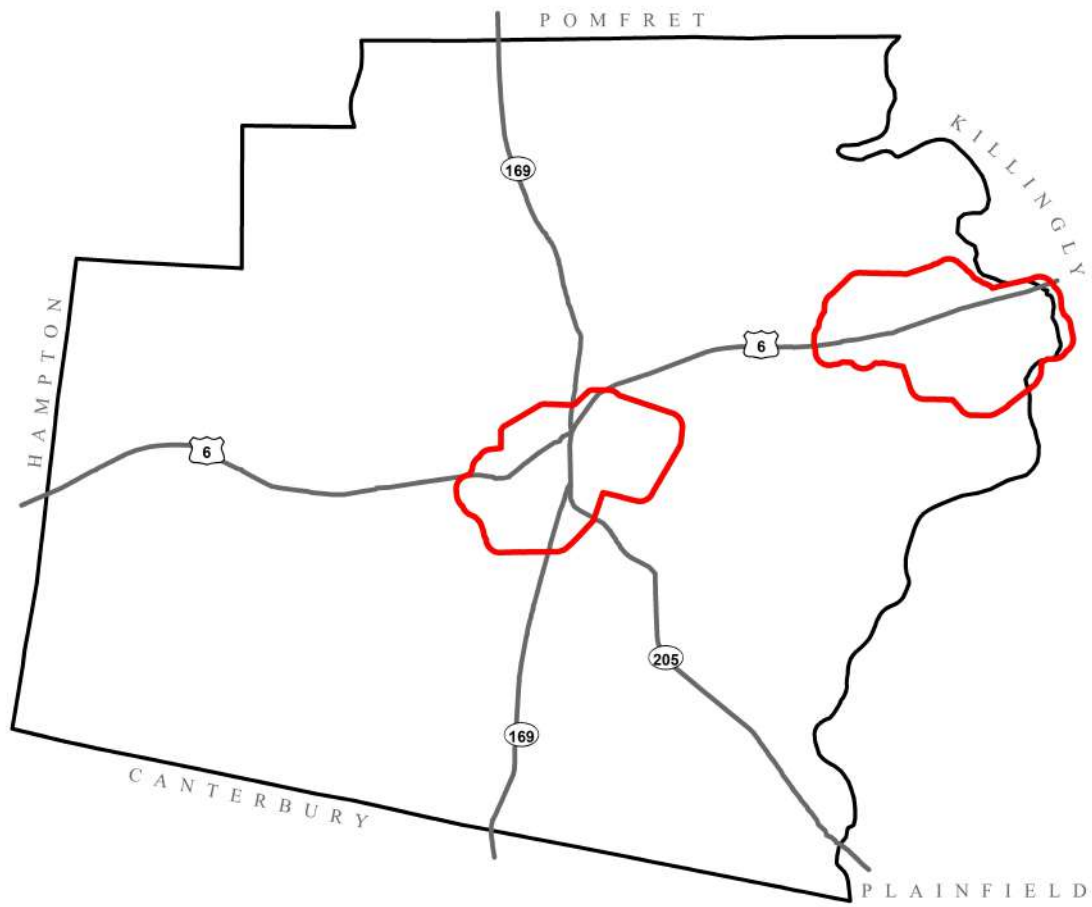


Can there be infill in Brooklyn?

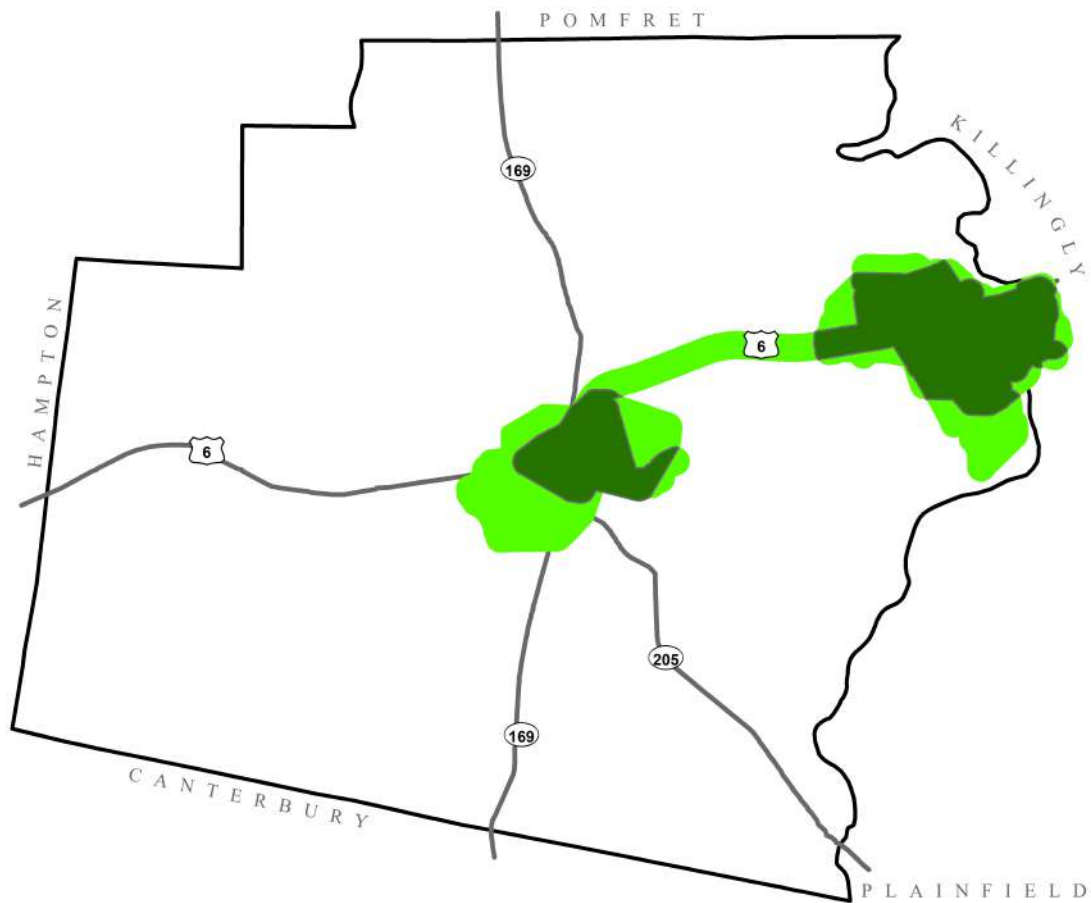
To get started, here is an outline of Brooklyn with major roads.



Here are areas where you can connect to [public water lines](#).



Here are areas with **public sewer connections**.



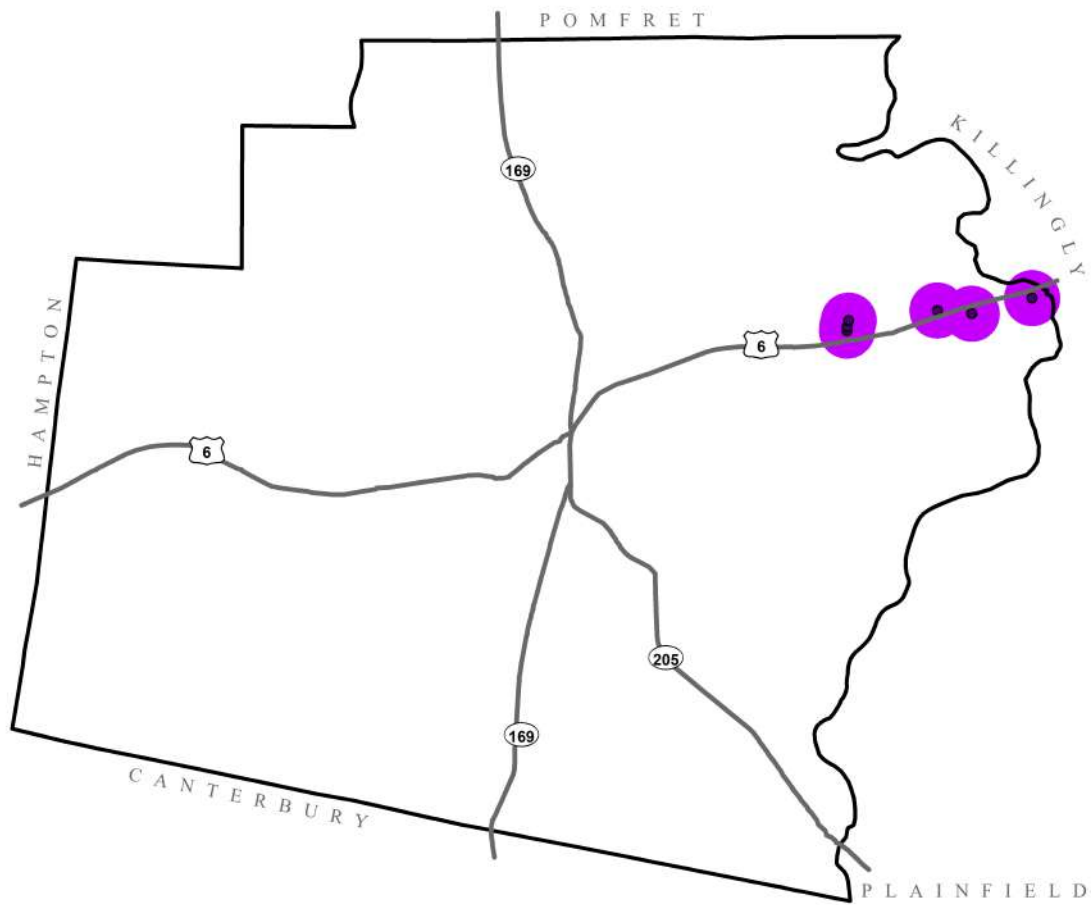
The darker green areas have water and sewer service and are located close to major roads. These are places where development is more **sustainable**.

Transit-Oriented Development

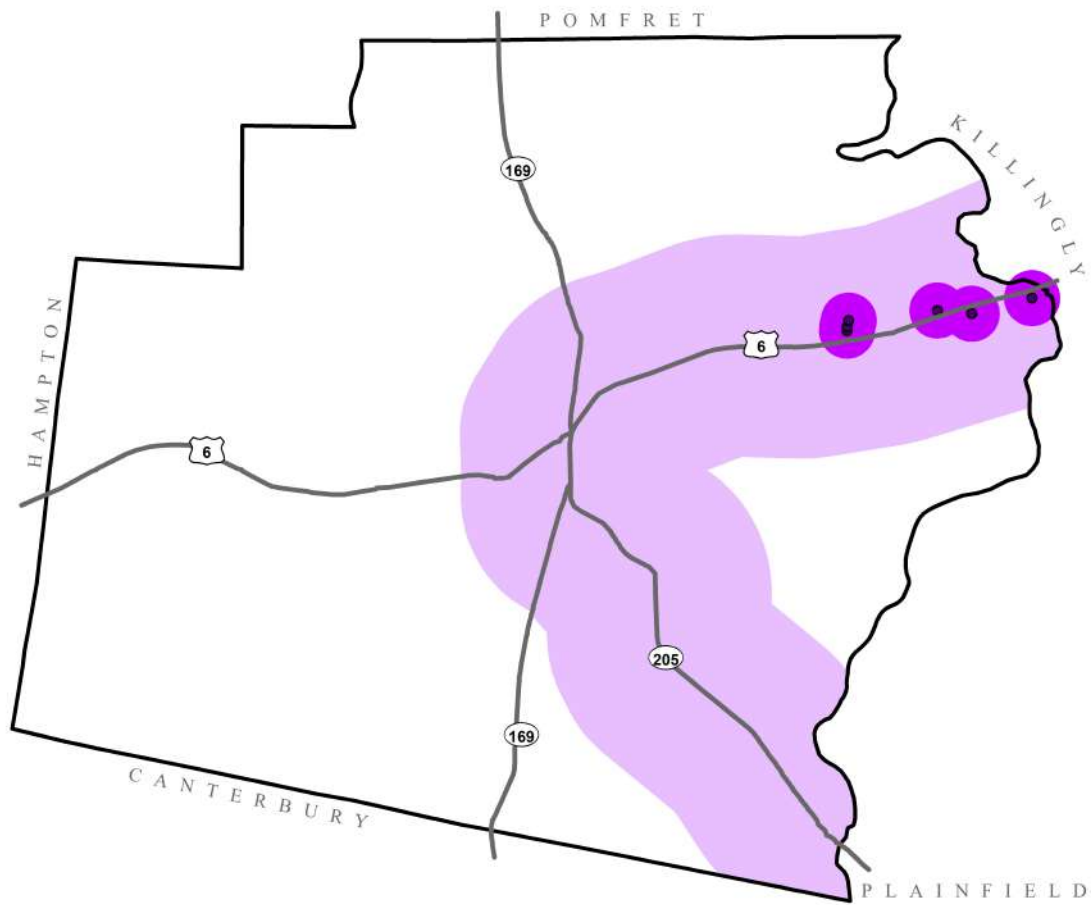
Another way to develop housing more sustainably and affordably is to develop in areas where cars are not required to get around. This means locating housing in areas where walking to the store or riding a bus is possible. This is often referred to as "transit-oriented" development, but the overall concept is to promote compact, mixed-use development suitable for walking, biking, and transit.

[Transit-Oriented Development](#)

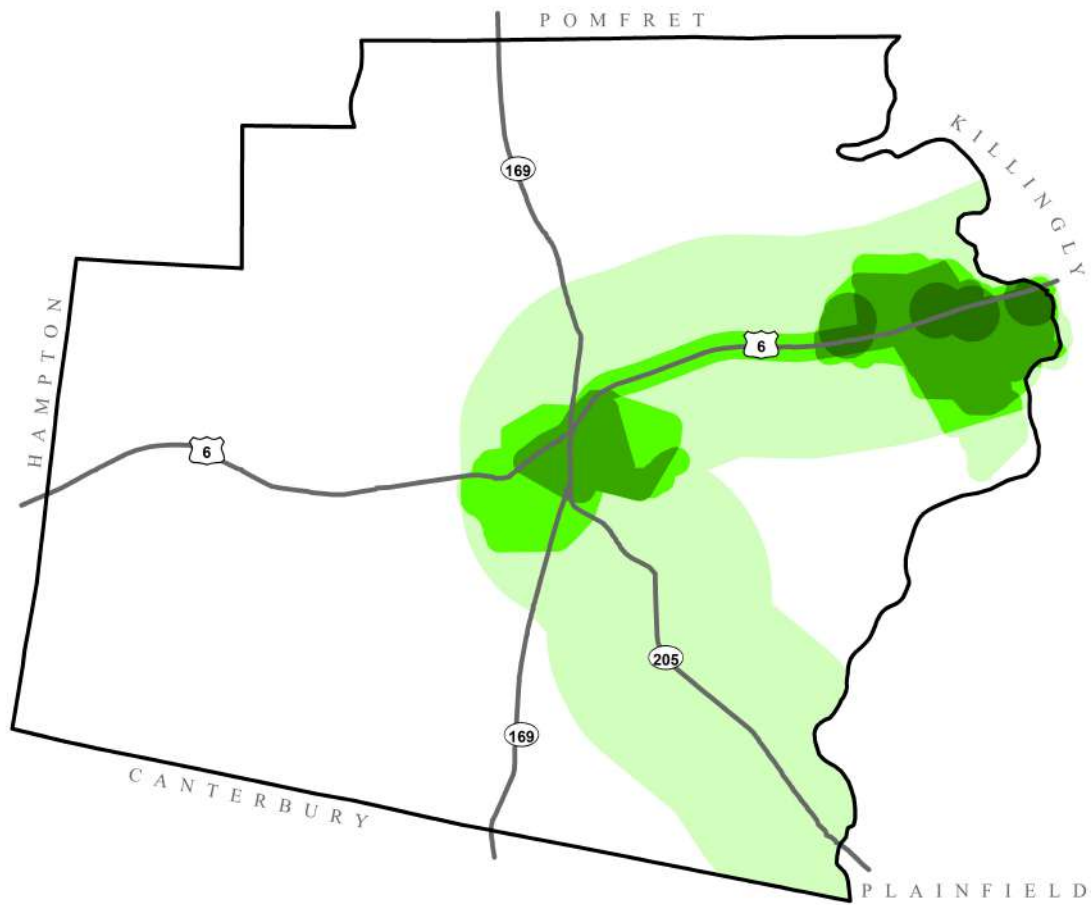
[NE CT Transit District - Routes & Schedules](#)



Here are all the [transit stops](#) in Brooklyn. You can ride NECTD's green line, purple/red line, orange line, and the weekender service.

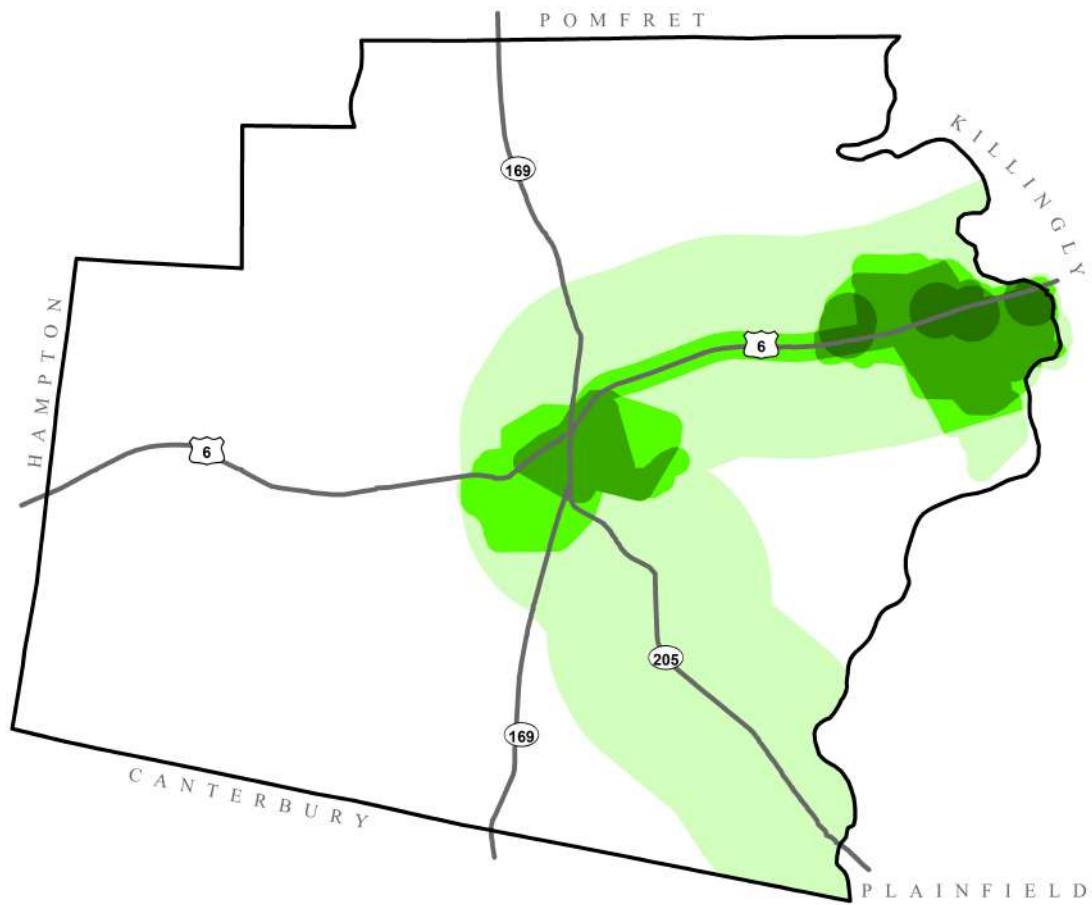


Light purple is the **transit flex service area**. You can call ahead and get picked up or dropped off by one of the regular buses anywhere within the light purple area.

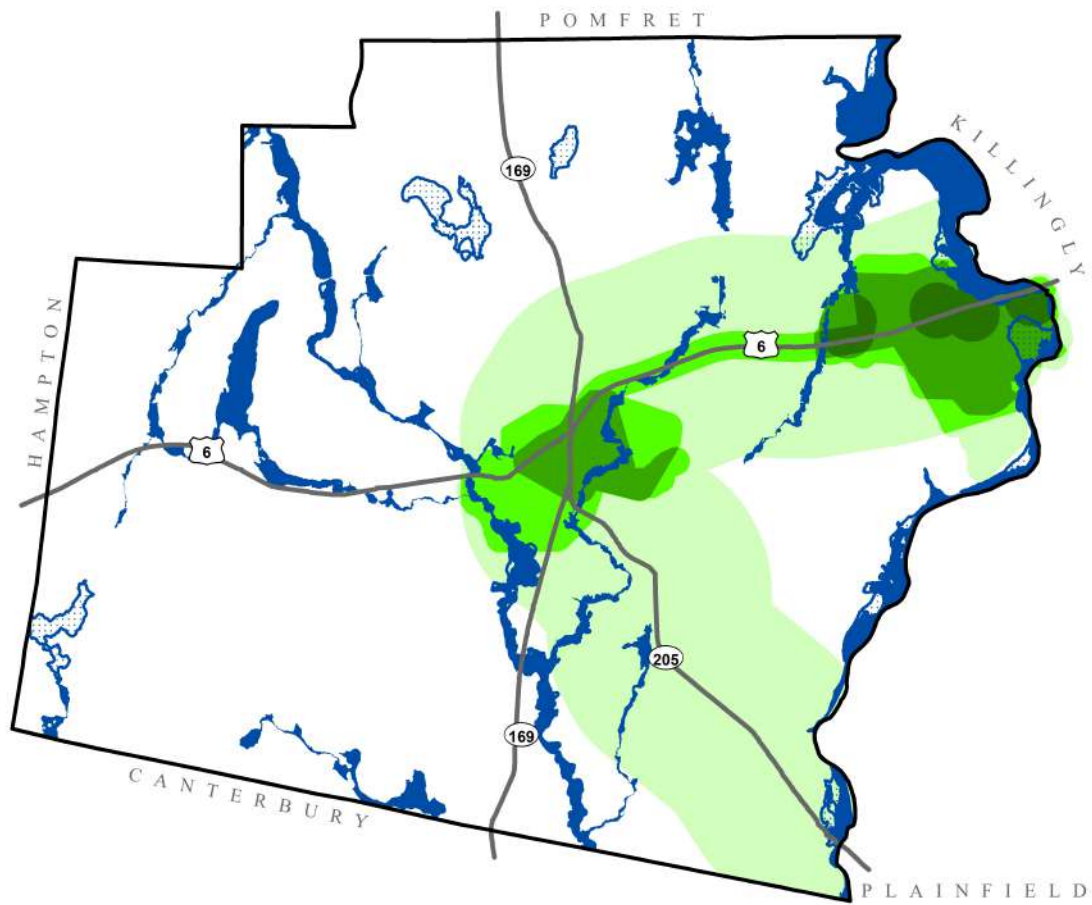


By combining water and sewer service areas with transit service areas, we can identify places where development is more **sustainable**.

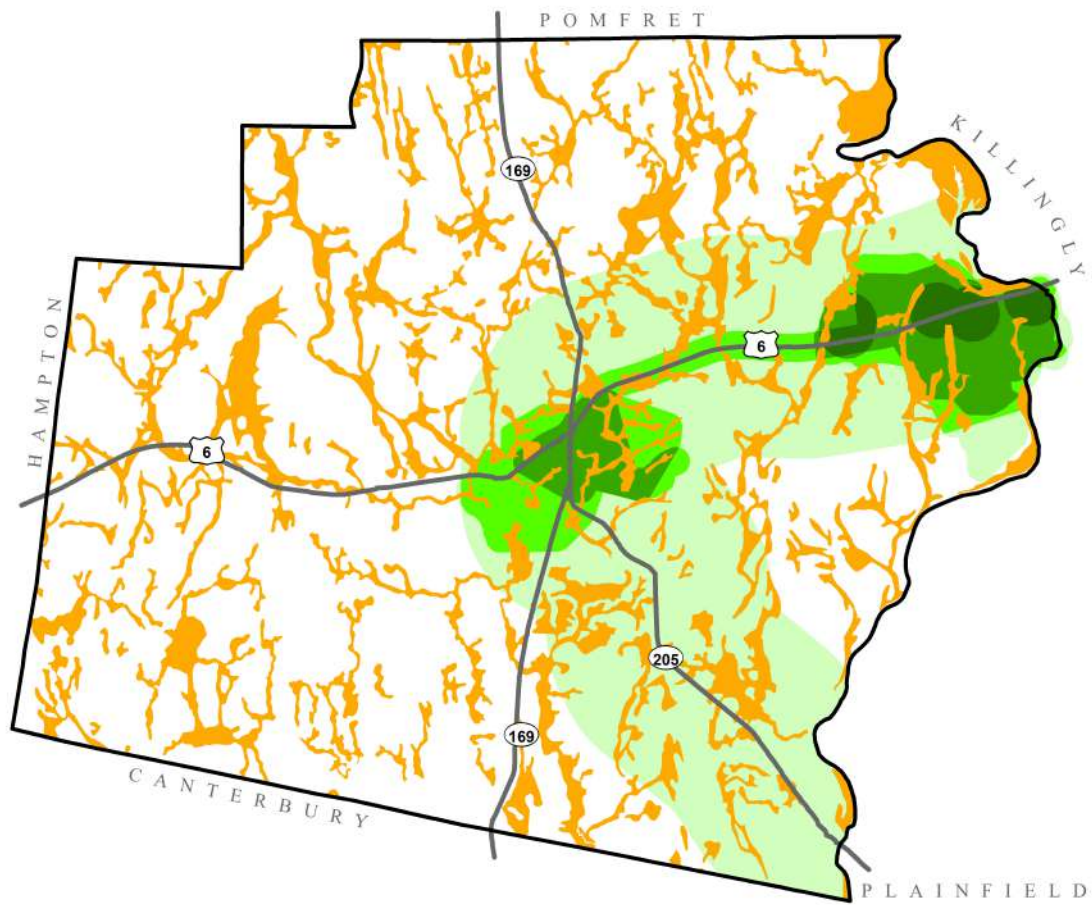
Environmental restrictions to development



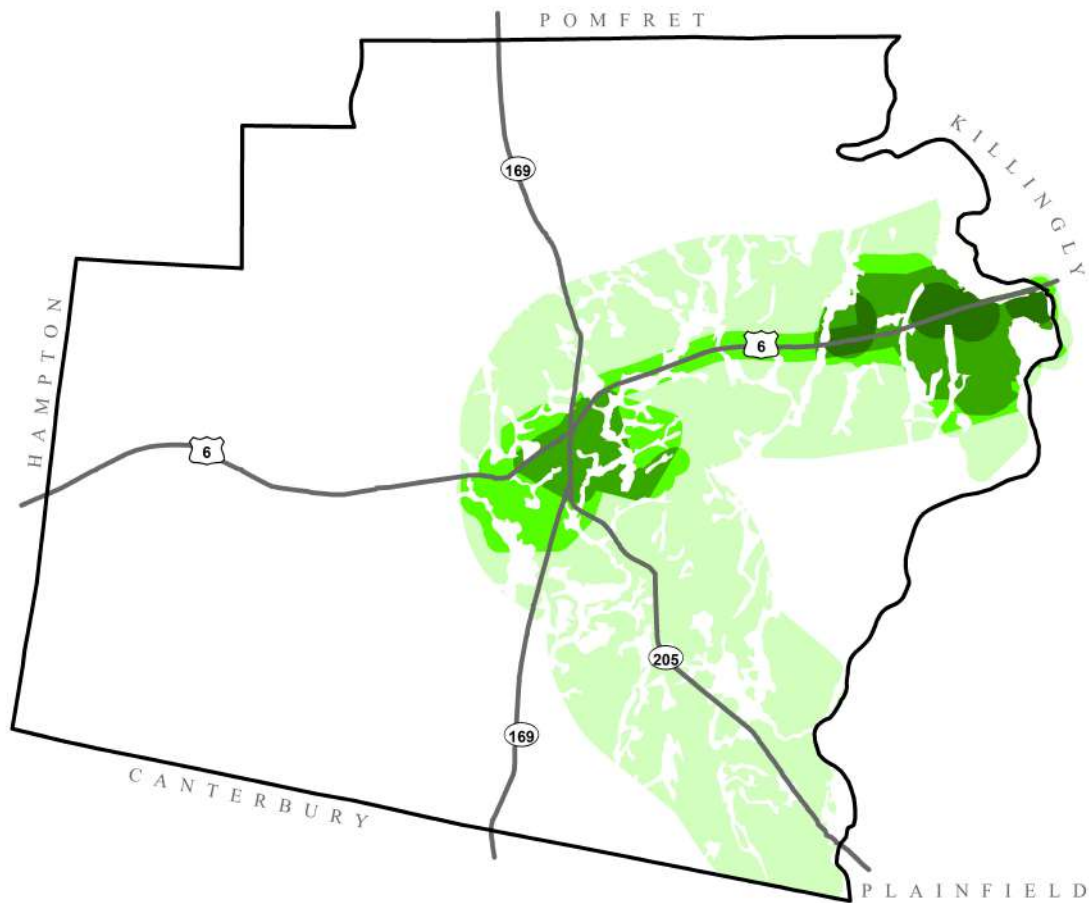
Now that **sustainable areas** have been identified, it's time to show restrictions to development.



The blue areas are **flood prone** and cannot be used for housing.



The orange areas have **wet soils** that usually cannot be built on.

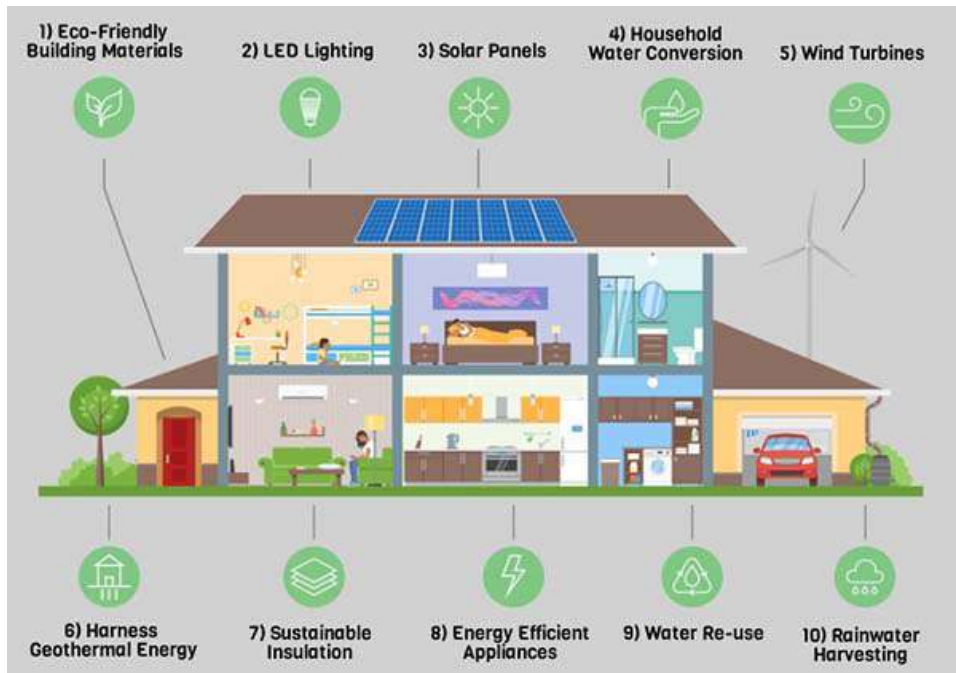


Once these areas have been removed, the actual places where in-fill could be located is more restricted, but there are still plenty of places that qualify!

Green Building Practices

One of the simplest green building practices is to renovate existing structures rather than building new ones and it also saves money! Much infill development could actually be achieved by renovating and expanding existing housing. When new construction is called for, there are lots of resources for building green, energy-efficient homes. There are several certifying standards for green building practices such as Energy Star, LEED, and Passive House Institute. Saving on energy is a great way to make housing more affordable.

[CT Green Building Council](#)



<https://www.cadpro.com/green-building-designs/>

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2021-2022 Public Input Survey

Town of Brooklyn Affordable Housing Plan

Q1. Do you think that housing affordability is important for residents of Brooklyn?

Answer Choices	Responses
Yes	54 50.47%
No	44 41.12%
Unsure	9 8.41%
Answered	107
Skipped	0

Q2. Do you think that sustainable housing should be a priority?

Answer Choices	Responses
Yes	44 41.12%
No	50 46.73%
Unsure	13 12.15%
Answered	107
Skipped	0

Q3. If you were to consider moving out of Brooklyn, which of the following factors would drive your decision to move?(Select all that apply)

Answer Choices	Responses
Looking for more job opportunities	22 20.56%
Looking for a home that is easier to maintain	7 6.54%
Looking for more affordable home or an area that has a lower cost of living	26 24.30%
Looking for a home that will help you live independently as you age	21 19.63%
Wanting to live in a different climate	43 40.19%
Wanting to be closer to family	6 5.61%
Looking for more entertainment/cultural events	20 18.69%
Other (please specify)	36 33.64%
Answered	107
Skipped	0

2021-2022 Public Input Survey

1	Feb 15 2022 08:11 PM	Closer to work
2	Feb 15 2022 02:29 PM	Getting out of CT due to culture
3	Feb 15 2022 08:11 AM	Land for horses
4	Feb 14 2022 10:04 PM	Brooklyn becoming more crowded
5	Feb 14 2022 09:21 PM	Will not move.
6	Feb 14 2022 07:42 PM	Wanting to be away from others with land and not seeing your neighbors
7	Feb 14 2022 07:19 PM	Better transportation access, highway access to Hartford etc.
8	Feb 14 2022 06:00 PM	If low income housing inundate the town
9	Feb 14 2022 05:41 PM	Lower Taxes
10	Feb 14 2022 05:28 PM	Less neighbors near my new property
11	Feb 14 2022 05:25 PM	Looking for more cultural diversity to raise my kids in Looking for a home in a place that cares more about community upkeep and town aesthetic
12	Feb 14 2022 03:47 PM	town aesthetic
13	Feb 14 2022 03:44 PM	Rising taxes every year.
14	Feb 14 2022 03:13 PM	Better cultural climate
15	Feb 14 2022 02:26 PM	Too high taxes in CT
16	Feb 14 2022 11:06 AM	Brooklyn is becoming less rural. I would move to a more rural setting.
17	Feb 14 2022 11:03 AM	High tax rate
18	Feb 14 2022 10:10 AM	Taxes. We pay enough for affordable housing
19	Jan 26 2022 07:29 PM	Decay of values of neighborhood Nearby commercial development or power plant, loss of rural feel would prompt move
20	Jan 25 2022 07:08 PM	prompt move
21	Jan 24 2022 09:48 PM	Closer to ocean
22	Jan 23 2022 08:29 AM	Looking for a home with more acres on a quieter street
23	Jan 22 2022 03:02 PM	Looking for more land, less neighbors less regulations
24	Jan 21 2022 11:08 PM	Lower taxes
25	Jan 21 2022 01:39 PM	Keep building dumb shit an alot of people will leave Would move if Brooklyn lost it's rural and country like feel. This community is the reason we chose to live here. If the decision is made to allow affordable housing, we all know how that will impact our town. Don't do it!!
26	Jan 21 2022 10:52 AM	housing, we all know how that will impact our town. Don't do it!!
27	Jan 21 2022 07:09 AM	Would be to leave CT, the state itself sucks.
28	Jan 20 2022 08:05 PM	More rural area due to expansion in Brooklyn

2021-2022 Public Input Survey

29	Jan 20 2022 03:13 PM	lower taxes
30	Jan 20 2022 01:51 PM	Cheaper real estate tax rates
31	Jan 20 2022 08:11 AM	Once this area becomes less rural and over development occurs if the town becomes less rural with section 8 housing and houses right on top of each other.
32	Jan 20 2022 02:00 AM	Public transportation
33	Jan 19 2022 09:04 AM	lower mill rate
34	Jan 19 2022 06:50 AM	Lower taxes
35	Jan 18 2022 06:54 PM	better business and tax climate
36	Jan 18 2022 02:54 PM	

Q4. In your opinion, which demographic group needs more housing options (Select top 3)?

Answer Choices	Responses
Seniors (65+)	33.64% 36
Young professionals	24.30% 26
In-town workers	12.15% 13
Teachers	10.28% 11
Young families	41.12% 44
Second/vacation homes	0.00% 0
I do not believe we need more housing options	38.32% 41
Other (please specify)	9.35% 10
	107
	0

Answered
Skipped

Respondents	Response Date	Other (please specify)	Tags
1	Feb 15 2022 10:13 PM	Middle class	
2	Feb 14 2022 02:47 PM	Everyone	
3	Feb 14 2022 10:10 AM	We have enough low income housing. At a huge burden to the school system and taxes are already to high	
4	Jan 26 2022 07:29 PM	Those that contribute to community, themselves..not subsidized by town,state,or federal government , those exempt people over 65	
5	Jan 24 2022 09:48 PM	Young family/professionals	

2021-2022 Public Input Survey

6	Jan 20 2022 01:51 PM	Unsure	I'm a fully disabled person who strives to own a home here! I found a co keener to make my dreams to live here possible. It took hard work and 35 years in a career to get here. No one should just have the ability to live where it cost som.
7	Jan 20 2022 08:11 AM		Teachers in Brooklyn make nearly \$90,000 in town when tenured. They can afford a house
8	Jan 19 2022 06:50 AM		I believe that low income housing poses a challenge to the Community from a Social and educational perspective
9	Jan 18 2022 06:54 PM		
10	Jan 18 2022 04:59 PM		low income individuals

Q5. If the Town were to focus on new housing options, which areas of Town should be of the highest priority? Use a scale of 1=Lowest Priority to 5=Highest Priority

	1	2	3	4	5	Total	Weighted Avg.
Town Center	55.91%	17.20%	12.90%			16	12
East Brooklyn	36.84%	9.47%	23.16%			9	22
On Route 6	40.00%	10.53%	20.00%			10	19
somewhere hidden	41.94%	13.98%	17.20%			13	16
No Focus Area - Scatter	42.71%	6.25%	11.46%			6	11
Other (please specify)							
Town Center	3.23%	10.75%	93			10	1.96
East Brooklyn	10.53%	20.00%	95			19	2.67
On Route 6	11.58%	17.89%	95			17	2.57
somewhere hidden	12.90%	13.98%	93			13	2.43
No Focus Area - Scatter	10.42%	29.17%	96			28	2.77
			14				
			Answered				107

2021-2022 Public Input Survey

Respondents	Response Date	Other (please specify)	Tags
		We don't need apartment complexes as we don't have public transit or public pool or other things that apartment dweller are looking for. We are too car dependent.	
1	Feb 15 2022 10:13 PM	There shouldn't be any focus on additional housing	
2	Feb 14 2022 04:13 PM	Avoid the historic center for new construction, cleanup messy areas in E Brooklyn, make it attractive visually and price wise	
3	Feb 14 2022 03:47 PM	We don't need affordable housing	
4	Feb 14 2022 02:26 PM	None	
5	Feb 14 2022 11:06 AM	None	
6	Feb 14 2022 10:10 AM	There is enough low income housing in town. Sustainable housing should be developed on land that allows for appropriate green space and single family or 3-4 townhouse style homes. Think sustainability!	
7	Jan 24 2022 09:48 PM	Putnam	
8	Jan 21 2022 11:08 PM	Putnam	
9	Jan 21 2022 01:39 PM	No NO NO NO, you'll ruin a agricultural town. To turn it into Norwich.	
10	Jan 21 2022 11:14 AM	Rating based on accessibility to resources / transportation	
11	Jan 21 2022 07:09 AM	None. Keep it rural	
12	Jan 20 2022 02:12 PM	There is adequate housing available already. It is up to the individuals who are looking for the housing to be resourceful in what is already being offered	
13	Jan 20 2022 08:11 AM	NO WHERE	
14	Jan 20 2022 02:00 AM	No new housing	

Q6. What type of household do you live in?

Answer Choices	Responses
Couple with children living at home	45.79%
Couple with adult children (empty-nesters)	16.82%
Couple without children	13.08%
Single parent household	7.48%
I live alone	3.74%
I live in a multi-generational household	7.48%
I live with unrelated others	0.93%

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Other (please specify)

4.67%

5

Answered

107

Skipped

0

Respondents	Response Date	Other (please specify)	Tags
1	Feb 15 2022 12:24 PM	couple with part time children	
2	Feb 14 2022 07:19 PM	Couple with senior parent	
3	Feb 14 2022 12:53 PM	In house with children wanting multi generational home so mom can live with us	
4	Jan 19 2022 06:50 AM	single mother with adult child	
5	Jan 18 2022 04:59 PM	Empty nest couple plus an aging parent	

Q7. Which of the following best describes your current housing situation?

Answer Choices	Responses
Homeowner	88.79% 95
Renter	6.54% 7
Living with others and assisting with paying rent	2.80% 3
Living with others and not paying rent	1.87% 2
Answered	107
Skipped	0

Q8. Please indicate the age range you belong to

Answer Choices	Responses
19 and younger	0.00% 0
20 to 29	5.61% 6
30 to 49	60.75% 65
50 to 64	18.69% 20
65 and older	14.95% 16
Answered	107
Skipped	0

Q9. Are you a Brooklyn resident?

2021-2022 Public Input Survey

Answer Choices	Responses
Yes	103 96.26%
No	4 3.74%
Answered	107
Skipped	0

Q10. If you are a resident of Brooklyn, how long have you lived here?

Answer Choices	Responses
Less than a year	4 3.92%
1 to 4 years	16 15.69%
5 to 9 years	19 18.63%
10 to 19 years	26 25.49%
Over 20 years	37 36.27%
Answered	102
Skipped	5

Q11. Thank you for completing the survey. Please provide any additional comments you may have related to housing.

Answered 37
Skipped 70

Respondents	Response Date	Responses	Tags
		We need sidewalks as people want to walk places and drivers don't pay attention. People want to be close to things to do. Brooklyn doesn't have that.	
1	Feb 15 2022 10:16 PM	You have to go to Putnam or Willimantic or Mystic	
2	Feb 15 2022 08:13 PM	We don't need more houses if it means less fields and woods	
3	Feb 14 2022 07:44 PM	If you are not establishing a substantial sewer and public water network, lots should be no smaller than 2 acres	

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- 4 Feb 14 2022 07:23 PM The development needs for housing need to be balanced with the need to bring in moderate and high paying career options. Mixed income level housing is most appropriate rather than low income housing which appears to foster crime and attract less desirable residents.
- 5 Feb 14 2022 06:03 PM Brooklyn needs to focus on development in general not just housing. Brooklyn is a bedroom community that is why the tax burden is on the residents, not enough businesses or industry.
- 6 Feb 14 2022 05:42 PM Thank you
- 7 Feb 14 2022 05:30 PM We should not allow our town to go down the road of receiving government funding for housing as it will ruin our nice little town and bring more people who don't care about our town to it.
- 8 Feb 14 2022 04:14 PM Focus on the empty and blighted buildings already in town to improve housing before building more.
- 9 Feb 14 2022 03:50 PM Brooklyn is a nice community, but it needs to clean up the appearance of E Brooklyn (no blight, run down buildings) more sidewalks, and make the old town center a little more useful in terms of services, and lean heavily into the historic town appearance like other town in the area
- 10 Feb 14 2022 03:45 PM Taxes are rising every year, you will push seniors out of it continues. I worked very hard to be able to live in a place like Brooklyn. We don't need freeloaders and people who want to live above their means in town. I would love to go out and buy a brand new truck but I simply can't afford it so I don't buy it.... it's not a right to live in Brooklyn it's a privilege.
- 11 Feb 14 2022 02:29 PM I think plans for multi generational houses should be considered. Many families have aging loved ones that do not want to put them in nursing homes. No one wants to put them in there to chance them dying alone again. Options to put a permanent structure on land should be allowed as long as it keeps with the ascetic of the town. This means less large apartment buildings might be needed but still keep the town pretty.
- 12 Feb 14 2022 12:57 PM
- 13 Feb 14 2022 11:03 AM Less zoning and taxes. Get more business so we can have a lower mil rate

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14 Feb 14 2022 10:16 AM	<p>Brooklyn has always been low income area. Fix up these apartments in a few years they are destroyed and the cycle happens again. Who pays the guy that owns a house car n pays his bills. No ty to low income housing of any kind</p>
15 Feb 14 2022 09:35 AM	<p>Housing options have been poorly managed with focus on whatever for profit developers can get away with - examples include recent Day Street development, the nonsense surrounding the condominiums off of School Street and concerns in the area of Tatnic and Tripp Hollow as well as the old golf course plans. There has been a definite lack of leadership surrounding long range planning and potential impact of said developments - traffic, wildlife, water flow and fresh water and septic availability. In addition, enforcement and monitoring have been seriously lacking - recent Church Street infractions come to mind. The terms cronyism and lack of transparency come to mind upon perusal of public meeting minutes over recent years. To be fair, housing is not the only area of town management where these issues are of concern.</p>
16 Jan 26 2022 07:37 PM	<p>Housing of people capable of finding a living wage in Brooklyn and or close proximity</p> <p>My family has been a part of the Litchfield Housing Trust in a wide variety of capacities, as residents and Directors since 1992. I am willing and interested in sharing ideas about what has been a successful model for affordable housing in a rural CT community. You may reach me at</p>
17 Jan 24 2022 09:50 PM	<p>Better public transportation options should be considered before affordable housing.</p>
18 Jan 24 2022 12:23 AM	<p>People move to places like Brooklyn to get away from affordable housing areas. We are willing to pay more so we live where there are a lot fewer options for many things. Affordable housing usually means higher crime rate.</p>
19 Jan 23 2022 08:16 PM	<p>Not what we want here.</p>

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20	Jan 23 2022 08:15 PM	It's important to keep some towns a bit more affordable to allow a more comfortable living for those that can afford it. We specifically moved to Brooklyn versus other neighboring towns due to its housing costs and knowing that a certain population would be living here too.
21	Jan 22 2022 03:04 PM	We have enough low income housing. We are a rural town and need no more low income housing
22	Jan 21 2022 11:09 PM	Low income housing brings crime and higher taxes, we do not need any more
23	Jan 21 2022 05:38 PM	No affordable housing We don't need it. Take care of the empty commercial space first. We don't need to look like Norwich. An have Norwich problems. We are a agriculture town. Keep building dumb shit, an in the long run we will lose our fairgrounds to build more houses. People can get jobs anywhere. But you only have this one town, an the people. We have Quebec square. Which was a eye sore for the longest time. You put affordable housing in, beauty an appeal. We were designed as a senic town. More people more traffic. An more people who will do dumb shit. We have enough problems. Focus on the problems we do have first. 🚫
24	Jan 21 2022 01:45 PM	Housing affordability is certainly a major concern everywhere, thank you for taking this project on.
25	Jan 21 2022 11:16 AM	
26	Jan 20 2022 09:33 PM	None

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I feel that there should be more open forums or surveys for town residents, especially those of us who have transplanted from other states. Most of us left other states due to the expansions in our former hometowns, whether those reasons to leave be affordable housing or tourist focus of the area, which in turn raised taxes and created an environment of perpetual calous local government behavior to constituents need due to being blinded by the quick none lasting flow of monies the town recieved. We have seen what expansion has done to our former communities and chose Brooklyn for it rural roots, for land, for privacy, small town charm, and most importantly, Brooklyn being extremely affordable as it is now. I'm sure many of us would agree that if we wanted easy access to transportation, shops etc, we would have stayed where we came from and not move to the sticks. I love this town and it would be a shame to see it lose its charm.

With that said, since the state has their fingers in this due to grant money and what the state wants they get, sadly. Never put the cart before the horse, this town needs jobs before housing. Town center could be a gorgeous stereotypical New England town. You can have all the housing in the Quiet Corner, if you don't have jobs you pigeon hold yourself. If you don't have a nice area to attract people, you have empty housing and the individuals who do move in can make the area less safe.

I voiced my opinion, I know it won't change anything but thanks for the soap box.

27 Jan 20 2022 08:33 PM

Any low income housing will be vehemently opposed by the citizens of Brooklyn.

28 Jan 20 2022 03:18 PM

Brooklyn already has housing options within town that are underutilized and options that are under serviced in the terms of basic maintenance and upkeep. Let us turn are focus to the housing that currently exists before attempting to unnecessarily expand into the few remaining natural preserves that are left.

29 Jan 20 2022 02:17 PM

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- Brooklyn is a rural town with lots of nature and should stay that way. Reduce the number of acres needed to build different types of multi family homes in some areas. We do not need or want large, government funded housing projects run by slum lords. They never turn out well for residents or neighbors.
- 30 Jan 20 2022 09:07 AM I am fully against ANY FEDERAL FUNDS SWAYING THIS TOWN TO ACCOMMODATE ANY LOW INCOME DWELLINGS HERE!!!
- 31 Jan 20 2022 08:12 AM To lower our tax base we need more businesses. We eventually will need a high school and business will offset its cost. Our zoning regulations need to be less restrictive. We can stay "country" in specific areas but we need to be inviting to future businesses.
- 32 Jan 20 2022 07:38 AM We moved here because of the rural setting and the smaller population and the space. It seems like the town is hell bent on ruining that. KEEP BROOKLYN RURAL
- 33 Jan 20 2022 02:01 AM Seniors should get a break on taxes.
- 34 Jan 20 2022 12:55 AM
- As stated, \$19.92 is the hourly wage needed to afford a two-bedroom rental home without paying more than 30% of income on housing for areas within Brooklyn. Most wages in Brooklyn and the immediate area are below the housing wage. Therefore, existing housing should be utilized/redeveloped to revitalize our community and make use of obsolete and vacant land/properties.
- 35 Jan 19 2022 11:49 PM I am very happy to see that we are finally starting to address this problem!
- 36 Jan 18 2022 05:00 PM

2021-2022 Public Input Survey

I live in affordable housing and the reason it is affordable is because it accepts funding from HUD. It is a rental unit so I know affordable housing looks like. Most of the pictures in your survey are not affordable using the 30% of your gross income standard.

As an example, on Proulx Street one home own subdivided his lot ending up with THREE houses on a one acre lot. Is that Brooklyn's answer to housing issues??

If I understand this package of information correctly, you are saying that the best place to build new affordable housing would be in places that have water, sewer and access to transportation. The maps show that on the Route 6 area. Wouldn't that be better used for businesses that want to come to our area?

You can't avoid the attitude in Brooklyn that rental housing is a "second class" option for everyone who can't afford a traditional home with a 30 year mortgage. I know how the locals look at all of us who live in East Brooklyn. If there was a way where Brooklyn could divorce East Brooklyn, it would have been done. Let's face it...we make people uncomfortable . They don't like to "see" local poverty , especially not in their back yard.

To sum it up, what ever goal you are looking to achieve with affordable housing will never happen in Brooklyn. Call me a cynical, but you can't address affordable housing until you address the causes and problem of rural poverty.

37 Jan 11 2022 09:16 AM



TOWN OF BROOKLYN

HOUSING PLAN

2022-2027

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
BENSON ROBERT J & ARLENE K BA C/O ROBERT J BENSON 15 GRASS RD BROOKLYN CT 06234		1 Level	5 Well	1 Paved	3 Rural	Description	Code	Appraised	Assessed	6019 BROOKLYN, CT VISION	
			6 Septic			IND LAND	3-1	71,300	49,900		
		SUPPLEMENTAL DATA					IND BLDG	3-2	197,400		138,200
		Alt Prcl ID 07/001 OVERLAY					IND IMPR	3-3	2,400		1,700
FIRE DIST SEWER					OPN SPACE	6-3	44,200	4,300			
							Total	315,300	194,100		

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
BENSON ROBERT J & ARLENE K BARIL		0467 0228	12-28-2009	U	I	0	29	Year	Code	Assessed	Year	Code	Assessed
BENSON CYRIL O EST OF		0455 0276	04-30-2009	U	I	0		2020	3-1	49,900	2019	3-1	38,400
BENSON CYRIL O		0028 0477	09-29-1948			0			3-2	138,200		3-2	153,700
									3-3	1,700		3-3	1,000
									6-3	4,300		6-3	4,300
							Total	194100	Total	197400	Total	197400	

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
		Total	0.00					

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0001			Batch

NOTES	
40X80 MNGT SPACE FOR PRESSURE	AVG WALL HEIGHT 10'
SENSITIVE LABELS	APPEARS VACANT 7/20
BALANCE MACHINE SHOP	
MIN. A/C	
FUNC = WALL HT	
ECON = MKT	

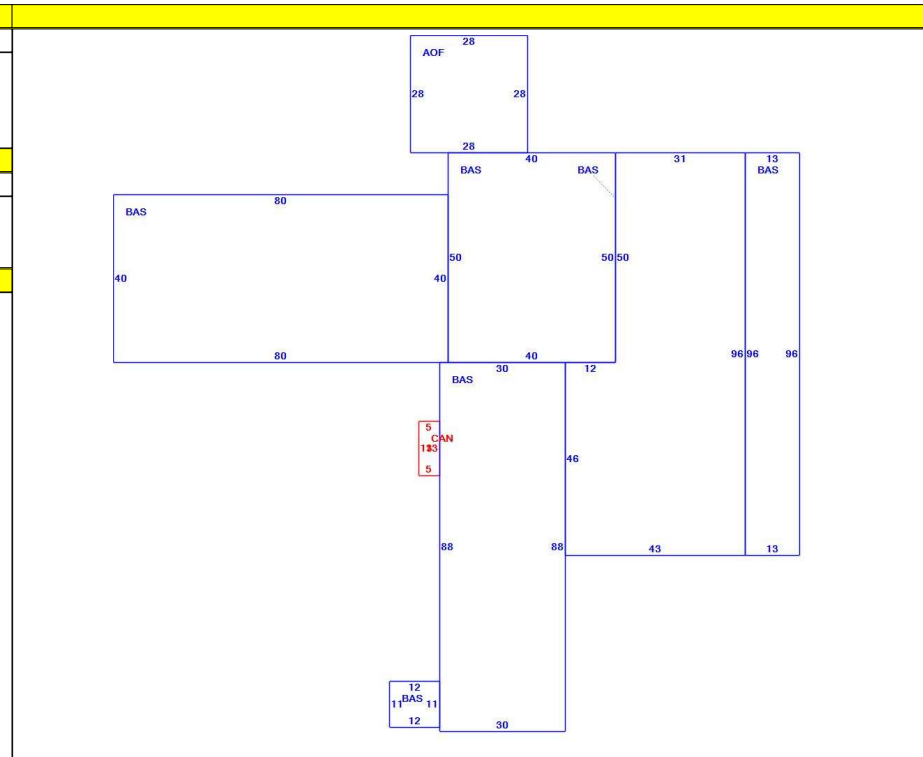
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
548	05-17-1982	EL	Electric	3,000		100	05-17-1982	NEW ELECTRICAL SERVICE	07-31-2020	GM			13	Field Review
374	04-23-1981	NC	New Construct	35,000		100	10-01-1981	40 X 80 STEEL WAREHOUSE	06-30-2014	DB			00	Measure+Listed
									06-10-2014	DB			01	Measure+1 Visit
									11-09-2010	KT			55	Classify 490
									01-26-2010	KT			47	Change Legal Owner
									03-31-2009	DK			00	Measure+Listed

LAND LINE VALUATION SECTION																
B	Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes	Location Adjustme	Adj Unit Pric	Land Value
1	4000	FACTORY MDL-	RA			0.920	AC	100,000	1.03260	C	1.00	500			0	71,300
1	8000	OPEN SPACE				12.280	AC	3,600	1.00000	0	1.00	1.000		490	500	44,200
						Total Card Land Units	13.200	AC	Parcel Total Land Area: 13.2000						Total Land Value	115,500

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	40	Light Indust			
Model	96	Ind/Comm			
Grade	02	Below Average			
Stories:	1				
Occupancy	1.00				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2	15	Concr/Cinder			
Roof Structure	03	Gable/Hip			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	01	Minim/Masonry			
Interior Wall 2					
Interior Floor 1	04	Concr Abv Grad			
Interior Floor 2					
Heating Fuel	02	Oil			
Heating Type	04	Forced Air-Duc			
AC Type	01	None			
Bldg Use	4000	FACTORY MDL-96			
Total Rooms					
Total Bedrms					
Total Baths					
Heat/AC	00	NONE			
Frame Type	05	STEEL			
Baths/Plumbing	02	AVERAGE			
Ceiling/Wall	02	CEILING ONLY			
Rooms/Prtns	02	AVERAGE			
Wall Height	10.00				
% Conn Wall					
1st Floor Use:					

MIXED USE		
Code	Description	Percentage
4000	FACTORY MDL-96	100
		0
		0

COST / MARKET VALUATION		
RCN		572,769
Year Built		1952
Effective Year Built		1979
Depreciation Code		F
Remodel Rating		
Year Remodeled		
Depreciation %		41
Functional Obsol		10
External Obsol		15
Trend Factor		1
Condition		
Condition %		
Percent Good		34
RCNLD		194,700
Dep % Ovr		
Dep Ovr Comment		
Misc Imp Ovr		
Misc Imp Ovr Comment		
Cost to Cure Ovr		
Cost to Cure Ovr Comment		



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Good	Grade	Grade Adj	Appr. Value
PAV1	PAVING-ASPH	L	3,200	1.50	2009		50		0.00	2,400
A/C	AIR CONDITIO	B	3,984	2.00	1977		34		0.00	2,700

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
AOF	Office, (Average)	784	784	1,294	67.26	52,733	
BAS	First Floor	12,748	12,748	12,748	40.75	519,506	
CAN	Canopy	0	65	13	8.15	530	
Ttl Gross Liv / Lease Area		13,532	13,597	14,055		572,769	

