Hartford Planning Commission/Town Plan Steering Committee
Town Plan Housing Chapter Update
Agenda
Tuesday, September 12, 2023
Hartford Town Hall, Room 2
171 Bridge Street, WRJ
6:30 p.m.

You may also attend this meeting remotely.

Microsoft Teams meeting

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1. Minutes of the July 12, 2023 Planning Commission/Town Plan Steering Committee Meeting: Motion Needed

2. Public Comments

3. Draft Town Plan Housing Narrative

4. Homelessness Committee's Recommendations Regarding the Goals, Strategies & Actions

5. Revised Goals, Strategies & Actions

6. Bruce Riddle's Homelessness Book Review

7. Next Steps/Next Meeting

Hartford Planning Commission/Town Plan Steering Committee Meeting
Town Plan Housing Chapter Update
Draft Minutes
July 12, 2023

Planning Commission chair John Reid called the meeting to order at 6:30 p.m. He followed by reading the hybrid meeting script and conducting a roll call.

Attendance: The following individuals attended the meeting which was held at the Hartford Town Hall in Room 2 at 171 Bridge Street in White River Junction on Wednesday, July 12, 2023. The meeting was also available remotely and several people participated that way.

Planning Commission & Town Plan Steering Committee Members:

John Reid	Planning Commission, term expires 1/11/24
Bruce Riddle	Planning Commission, term expires 2/7/25
John Heath	Planning Commission, term expires 9/5/25
Dylan Kreis	Planning Commission, term expires 6/27/26
Toby Dayman	Planning Commission, term expires 6/28/24
Colin Butler	Planning Commission, term expires 7/12/24
Jesse Pollard	Energy Commission
Andrew Winter	Twin Pines Housing Trust

Staff:

Lori Hirshfield	Director, Department of Planning and Development
Matt Osborn	Town Planner, Department of Planning and Development
Kevin Geiger	Planner, Two Rivers-Ottauquechee Regional Commission (TRORC)

Others Present:
None

Minutes of the June 29th Planning Commission/Town Plan Steering Committee Meeting: John Reid asked if there are any changes to the draft minutes of the June 29th. Being none, Bruce Riddle made a motion to approve the minutes of 6/29/23. The motion was seconded by Colin Butler and unanimously approved.

Public Comments: John Reid asked if there are any public comments. There were none.

Goals, Strategies & Actions: Lori Hirshfield started by providing a recap of the 6/29 meeting and noted that the Planning Commission/Steering Committee articulated their interest in building the goals, strategies and actions (GSA's). She noted the need that the GSA's connect to the housing chapter narrative. Lori stated that we made it through half of the GSA's last meeting. The goal for this meeting is to get through the remaining GSA's. She stated that we need to stay on track and suggested developing a parking lot for ideas to discuss later. The Steering Committee agreed.

John Heath asked why the Planning Commission/Town Plan Steering Committee decided to eliminate the action to consider reinstating impact fees. Andrew Winter responded that for Twin Pines projects, they would use state and federal funds so it isn't a problem for them but may be for others. John Reid noted that impact fees were suspended a few years ago. Colin asked if impact fees will be assessed at some point in the future. Lori responded that it is uncertain.

Under Action #1 under Goal 1, Strategy B, Andrew noted a typo and suggested separating the second sentence into its own action. The Steering Committee agreed.

Colin stated that he agrees with many of Bruce's suggested GSA's. He thinks the Steering Committee should go through them.

Under Goal 1, Strategy B, Action 5, Bruce suggested refining the language to make it stronger. The Steering Committee agreed.

Under Goal 1, Strategy C, Bruce suggested developing an action on healthy buildings/housing that goes beyond indoor air quality. The Steering Committee agreed.

John Reid noted that in different places in GSA's, we identify specific funds for housing. He asked if we need to specify multiple methods. The Committee agreed it should be general since funds change over time. Specific methods should go to the parking lot list to discuss at a later time.

Under Goal 1, Strategy C, Action 3, John Heath doesn't think the Town should be providing grants for energy upgrades when there is state and federal funding. He suggested changing the language to "identify potential grants". The Steering Committee agreed. Following discussion, it was agreed that staff would add some language about healthy buildings and interior air quality.

Under Goal 2, Strategy A, Action 2, John Reid asked what is a form-based code (FBC). Matt Osborn responded with a definition from the Congress for New Urbanism. Kevin Geiger added that a FBC focuses less on uses and more on appearance as well as adhering to smart growth principles. Andrew stated that a FBC provides more direction to developers. Colin stated he supports the idea of a FBC. He asked if any Vermont municipalities have adopted a form-based code. Kevin responded that several communities in Chittenden County have. It was suggested that at the end of the action add "in more developed areas". The Steering Committee agreed.

Under Goal 2, Strategy B, Action 1, Matt suggested including growth center into the action in addition to village center since Hartford is a Designated Growth Center. The Steering Committee agreed.

Colin expressed concern about that Hartford doesn't have the water and wastewater capacity to accommodate the housing that we need to build. Lori responded that she will request information from DPW noting that they are planning a study of their systems.

Under Goal 2, Strategy A, Action 3, Kevin suggested replacing this action with Bruce's action. The Steering Committee agreed.

Under Goal 2, Strategy B, Action 2, Kevin noted that the bylaw modernization grant will allow Two Rivers-Ottauquechee Regional Commission to conduct an analysis of Hartford's zoning and the ways to improve housing opportunities. Specific recommendations will come after the Housing Chapter update.

Under Goal 2, Strategy C, Action 1, Kevin suggested replacing "utilize" with "expand and enhance". The Steering Committee agreed.

Under Goal 2, Strategy C, Action 3, Bruce suggested strengthening the language about the necessary investment (see his suggested language). The Steering Committee agreed.

Under Goal 2, Strategy C, Matt suggested adding an action about continuing work to evaluate straight commercial zoning districts and whether they are appropriate for mixed-use and residential uses. The Steering Committee agreed.

Bruce commented on the need for more mixed-use buildings in Hartford.

Bruce suggested establishing a new goal, "develop and identify programs that assist homeowners and landlords with older homes to maintain them so existing housing stock is not lost." Colin agreed and noted that it should include seniors who own large homes that could be converted to accessory dwelling units. The Steering Committee agreed.

Bruce suggested that the Town provide funding for replacing or repairing mobile homes. Andrew responded that there is state funding available for mobile homes including technical assistance and mitigation of mobile home deficiencies and development of ADUs.

John Heath suggested rethinking the feasibility of mobile home parks.

Next Steps: Matt noted that over the next two weeks, staff will work on revising the GSA's to incorporate the Steering Committee's recommended changes as well as some on Bruce's list of GSA's. Lori stated that we will schedule a Steering Committee meeting sometime in mid-August.

Lori reported that the third community meeting will take place in September. She noted that an amendment was made to the contract with TRORC that will extend the contract beyond the end of the Vermont Municipal Planning Grant which requires a draft housing chapter be completed by the end of September.

Staff will get back to the Steering Committee about possible dates for the next meeting.

Act 47: Bruce expressed concern about the building height bonus in Act 47 for affordable housing projects. He thinks it may not be compatible with some neighborhoods. Kevin noted that so far he doesn't see much in Hartford's zoning that can't work with the Act 47 requirements. He stated that TRORC will provide zoning recommendations as part of the bylaw modernization grant this fall.

Adjournment: The meeting was adjourned at 8:33 p.m.

HOMES FOR HARTFORD

Introduction:

As the largest town in the Two Rivers-Ottauquechee Region, Hartford is positioned to play a pivotal role in the region's housing future. At the confluence of the White River and Connecticut River, we are located near to strong economic drivers such as commercial and industrial enterprises in Lebanon, Dartmouth Hitchcock Medical Center, and the Dartmouth College campus in Hanover. Our Town is home to many large employers as well, including the VA Medical Center, King Arthur Baking Company, US Postal Service Facility and the corporate office of Mascoma Bank, to name a few. Proximity to jobs, services, and amenities and access to Town sewer and water make Hartford an ideal place to call home.

However, in recent years it has become clear that there is a significant housing shortage, and this shortage is not limited to Hartford. Towns and cities across the State and across the country have been experiencing a lack of decent, affordable housing options as well. This challenge is being felt in a number of ways. New homes are not being built quickly enough to meet current demand, while old homes often require expensive repairs and are difficult for young families with lower incomes to maintain. Too few rental options have pushed up prices for these units, and the housing options available to residents are often not the right size and scale to accommodate the increase in smaller households. Furthermore, rising interest rates for fixed rate mortgages have likely also played a role in driving up the cost of homes and reducing the supply of homes available on the market. During the Covid-19 pandemic, rising home prices accelerated the problem of homeownership being unaffordable for many current and would-be residents. As residents spend more on housing, they have less to spend in the local economy, which can negatively impact our local restaurants, businesses, retail outlets and other commercial enterprises.

With this housing challenge comes opportunity for action. This chapter provides some background for the current state of housing in Hartford, options to address access to housing which are safe and affordable, as well as goals, strategies, and actions for meeting our future housing needs.

The Housing Chapter Update Process

The process to update the housing chapter of the Town Plan was undertaken by the Planning Commission, the Housing Chapter Steering Committee, and town planning staff. The goals, policies, and actions included at the end of this chapter were developed and refined over numerous Steering Committee meetings and several community meetings, and reflect many of the topics raised and discussed throughout the process.

Town staff worked to bring residents into the process through outreach on the town website, a multimedia booth set up at Junction Arts and Media, and other methods to advertise the community and Steering Committee meetings. Two Rivers-Ottauquechee Regional Commission staff assisted in drafting the chapter. Much of this work was funded by a Municipal Planning Grant from the Department of Housing and Community Development.

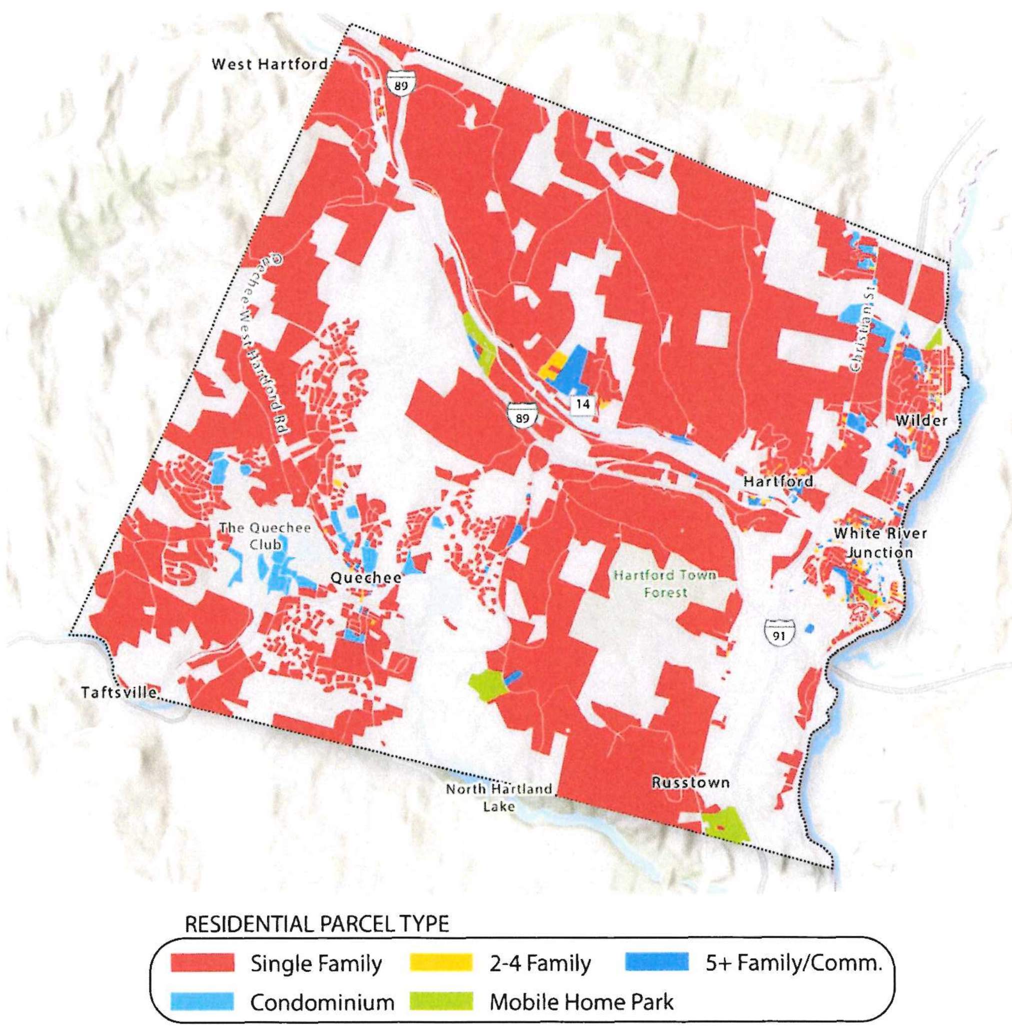
Housing Characteristics:

Our housing takes many forms. Our homes can be standalone single-family structures, large apartment buildings, duplexes, mobile or manufactured homes, or many other types of housing. Our homes were built at different times and require different levels of maintenance. Many of our homes have access to sewer and water, which has made it possible to accommodate higher density and more multifamily[1] dwellings than nearby towns that are more rural and that rely on on-site well and septic systems. This section primarily focuses on understanding the housing trends over time by looking at dwelling units by type, location, quantity, age, and other factors that impact our local housing supply and additional housing needs.

The Spatial Distribution of Housing

According to parcel data collected from the Vermont Center for Geographic Information, multifamily structures are heavily concentrated in White River Junction, Hartford Village, Wilder, and Quechee, as indicated by the dark blue and yellow parcels in the map on the following page. Single-family residential parcels are shaded red and are the predominant residential land use type. While multifamily is concentrated in the village areas, the other housing types tend to be spread out throughout town. Condominiums tend to be near Wilder or in Quechee, and several mobile home parks are located close to

What does our housing look like on the ground?
Hartford, VT



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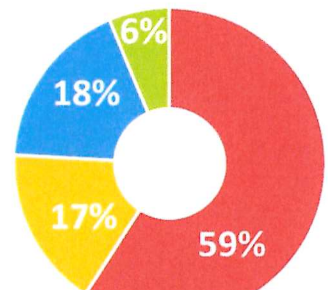
[1] 'Multifamily' refers to any structure that houses two or more dwelling units.

villages, while others are in rural areas of town. When it comes to land use, single-family residential takes up approximately 93% of land used for residential purposes in town, while at the same time it accounts for an estimated 59% of the total housing units (see the pie charts on the next page). Therefore, when it comes to accommodating more housing and innovative housing options, encouraging centrally located multi-unit housing, in proximity to transit options will be an important method for reducing the per-unit housing footprint.

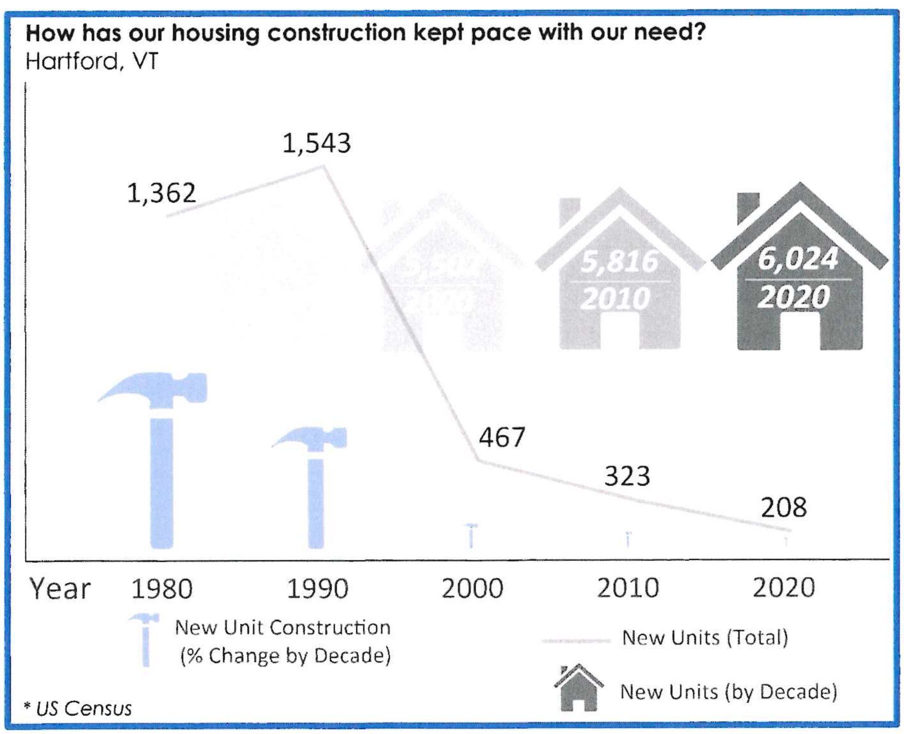
Housing Construction and Age

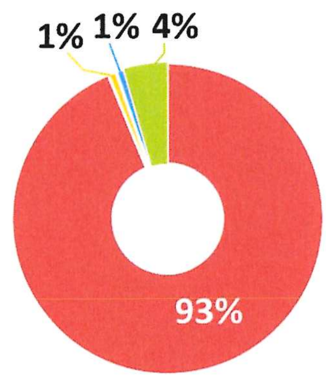
While housing distribution is important for understanding the pattern of development, unit construction and age can provide insights into the quality and availability of the current housing stock. According to the American Community Survey, over 30% of our homes were built prior to 1960, and two thirds of these were built prior to 1940. An older housing stock is often costlier to maintain and heat than new homes, and can become a financial burden for homeowners. Many older homes also have lead paint, could pose a health risk and can be expensive to remove. However, given the current slow pace of construction for new homes, older homes are often the only option available for residents seeking to purchase a home in town.

PERCENTAGE UNITS BY HOUSING TYPE



American Community Survey, Table DP04, 2020





TOTAL AREA BY RESIDENTIAL PARCEL TYPE

VCGI Parcel Data, 2022

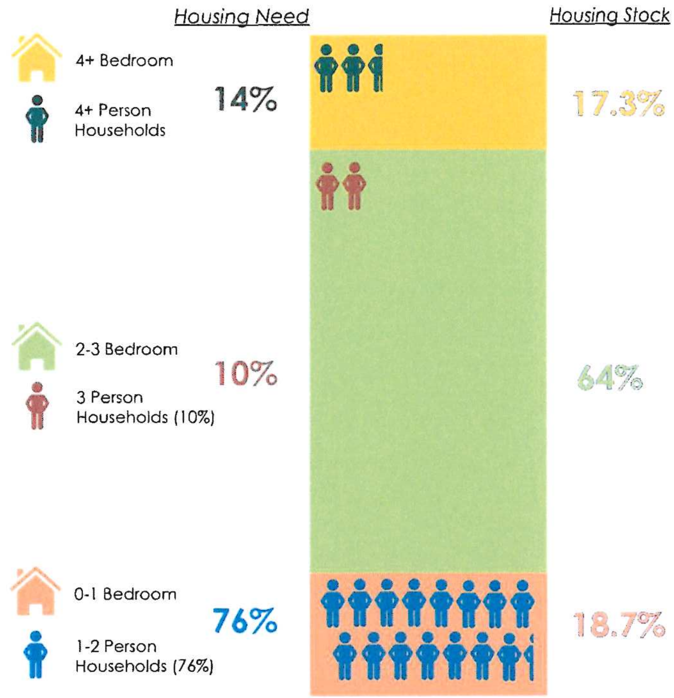
The chart above tracks the construction of new housing units in Hartford over time. The trend line shows total new housing units, and indicates that residential construction declined sharply in the 1990s, and has remained extremely low. The size of the hammer symbol indicates the percent change in new units over time, and the house symbol reflects new units based on the proportional increase in symbol size. The most important fact demonstrated by this data is that housing supply is not increasing in any significant way, especially when compared to the 1970s and 1980s . With vacancy rates across Vermont at just over 3%, and little new housing supply, would-be homeowners and renters are struggling to find adequate housing and are seeing prices for homes and rental units become out of reach. This creates an economic burden on residents struggling to afford their homes.

Demographics and Housing

The physical housing itself is not the only important factor when determining housing need. Understanding the population, the age of residents, size of households, and current trends can indicate what types of housing are needed and whether the current housing stock meets the needs of residents.

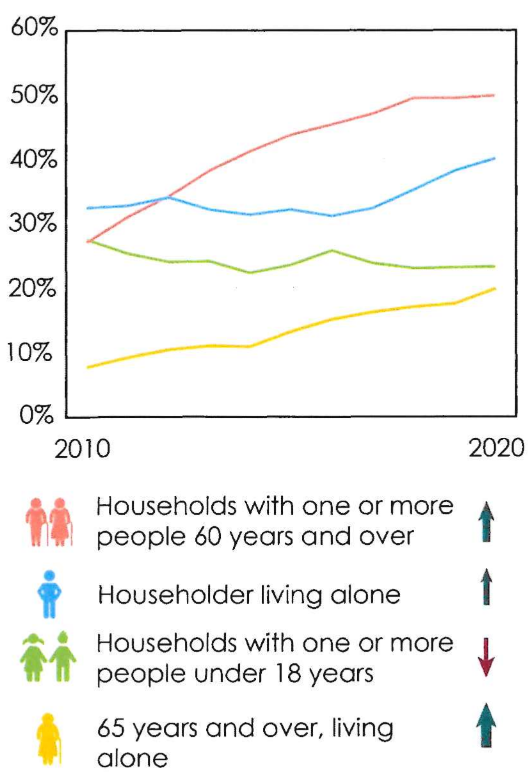
The chart on the right shows the percent of housing units by size (bar graph), while the people indicate the percent of households that would likely fit into each home size category. While there is likely some overlap between the 1-2 person households and the 2–3-bedroom homes, there is clear indication that most households are quite small, and that the housing units available are larger than what is needed or desired, especially for small families looking to buy a home for the first time, or for older adults who may be looking to downsize. Many more adequate starter homes, along with smaller units near public transit and public services, would help ensure the needs of these groups are met.

Does our housing stock match our household need?
Hartford, VT



American Community Survey, 2020 Tables S2504, S2501

How are our households changing?
Hartford, VT



** American Community Survey Table S1101*

Changes in households over time can also provide some insight into what our families will look like in the future. The graph on the left shows the percentage of specific household types in Town. It is estimated that nearly 50% of households have one or more people over the age of 60. This is up from just under 30% in 2010. Other crucial indicators, householders living alone regardless of age and those over 65 who are living alone, have both increased by about 10% since 2010. Finally, the number of households with children has declined marginally during that same period. This tells us that as the population ages, our homes will need to accommodate the needs of older residents. At the same time, we will need to explore how to make housing more accessible to our younger families who are struggling to find affordable options in Town, and how to attract new families.

Affordability and Accessibility:

The Affordability Gap

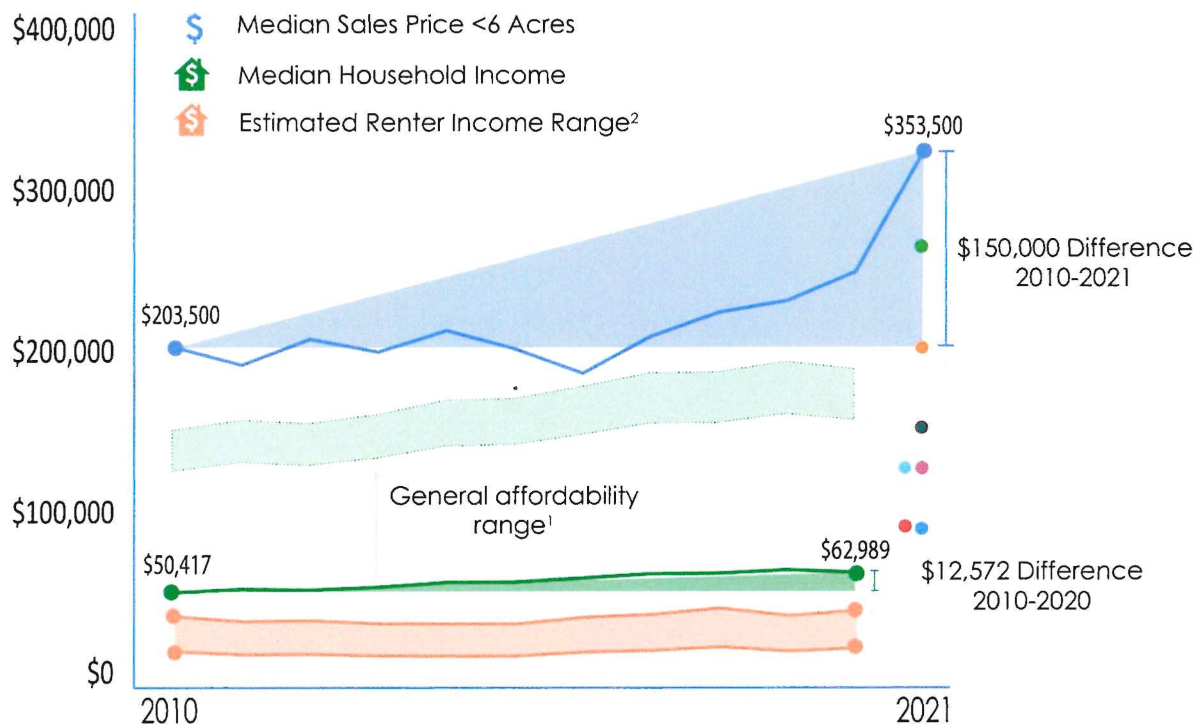
Homes are not affordable today. Many current and prospective residents struggle to find adequate housing that meet their needs. Many Hartford residents are cost-burdened, spending over 30% of their income on housing, and this cost burden does not fall equitably. According to the Vermont Housing Finance Agency and housingdata.org, nearly 33% of renters in Hartford experience severe cost-burden, spending over 50% of their income on housing. For homeowners, those experiencing severe cost-burden is approximately 11%. Furthermore, over the past several years, the cost of homes has increased significantly. This has pushed affordable housing out of reach for many people. The high cost of homes impacts young families, low-income workers, and those on fixed incomes more than other demographic groups. In turn, the more people are spending on housing, the less income they have available to spend at the grocery store, local restaurants, and small retailers. This has a ripple effect in terms of what jobs are available, and what employers can afford to pay their employees. Finding ways to decrease housing costs, especially for low-income residents, will positively impact the local economy.

Home prices rose most significantly during the pandemic, and prices remain high. According to the Zillow Home Index Value, between March, 2020 and October, 2022, home prices in Windsor County had risen by 28%. By June of 2023, home sale prices had increased by 33% since March of 2020. Home prices may plateau in the future, but the drastic increase in prices over the past three years cannot be undone, and this has placed homeownership out of reach for many who may be looking to set down roots in town.

Furthermore, rising home and rental costs are increasingly out of step with the income of residents. The data graphics on the subsequent page shows the median sales price of homes on smaller lots between 2010 and 2021 and compares this to median household income over the same time period. While there was a $150,000 increase in median home sale prices in that time period, there was only a $12,000 increase in median income. This indicates that residents living in Hartford today, with today's median income, could not afford a home at the median sales price today ($353,500). In fact, according to housingdata.org, a household would need an income of about $115,000, to afford a home at that price in Town, nearly double the median household income (approx. $63,000 in 2020).

The data also presents wage and salary information for many commonly held jobs along with how much they could afford to spend on rent or a home purchase. Many of our essential workers, those who work in retail, food service, nursing, teaching and other crucial professions cannot afford the price of homes today and spend a significant portion of their income toward rental costs.

Who can afford the cost of housing today?
Hartford, VT



What can members of the community afford? (2022)

Occupation	Hourly Wage	Adjusted Yearly Income	Can afford a home at this price:	Can afford rent at this price:
Carpenter	$ 24	$ 45,600	$ 156,500	$ 1,140
Secondary School Teacher	$ 31	$ 58,300	$ 201,000	$ 1,458
Nursing Assistant	$ 19	$ 35,720	$ 122,000	$ 893
Retail Associate	$ 15	$ 28,200	$ 95,500	$ 705
Construction Laborer	$ 19	$ 35,720	$ 122,000	$ 893
Operations Manager	$ 39	$ 73,300	$ 253,000	$ 1,833
Food Prep Workers	$ 15	$ 28,200	$ 96,000	$ 705

**VT Dept. of Taxes, American Community Survey, and National Low Income Housing Coalition*
[1]Based on the rule of thumb that a household will spend approximately 2.5-3 times the household income on a new home.

[2]Income range based on ACS data indicating that over 50% of renters spend more than 30% of household income on rent.

Addressing Homelessness

While many people face cost burdens associated with housing, some residents lack housing altogether. In February 2020, the Hartford Ad Hoc Committee on Homelessness issued a report titled *Homelessness in the Upper Valley*. This report provides context for homelessness in the region, as well as strategies for addressing the challenge of homelessness in Hartford and surrounding towns. The report provides Point in Time (PIT) Counts for several recent years. PIT Counts are unduplicated statewide counts of persons experiencing homelessness on a single night. While counts have ranged from 125 (2018) to 75 (2020) people, the report indicates that "housing insecurity exists along a continuum", and many individuals may be homeless that go uncounted in the single night PIT counts. For instance, people may be living temporarily with friends, or temporarily living in their cars. Some may not be currently homeless but face the risk of eviction.

Getting an accurate count on the number of homeless in Hartford and the region may not be possible. But it also shouldn't be necessary. Homelessness and housing insecurity are known challenges that impact many residents. Solutions to alleviate these challenges may take many forms. The *Homelessness in the Upper Valley* report lists many of the support services and programs currently available in Hartford and the surrounding region. Furthermore, the report outlines Goals and Strategies for the Town and the Region to address some of the immediate, mid-term and long-term steps for alleviating this challenge.

Meeting the Housing Need:

Creating Neighborhoods

Ensuring adequate homes requires more than just new housing units. How new homes fit into existing neighborhoods and connect with other areas of town is critically important. New homes linked by a bike path or sidewalk can reduce car travel or remove the need for a car entirely. Furthermore, bicycle and pedestrian facilities can improve health outcomes by giving residents options to be more active. Parks, corner stores, cafes, and other services in and near existing neighborhoods get people active and outside and provide a boost to the local economy. However, many amenities and services that could benefit denser village areas have struggled in recent years. Denser village areas such as Wilder and Hartford Village have few such businesses that cater to residents. Encouraging population growth in these village areas could create opportunity for new enterprises that serve local needs.

Diverse Housing Models

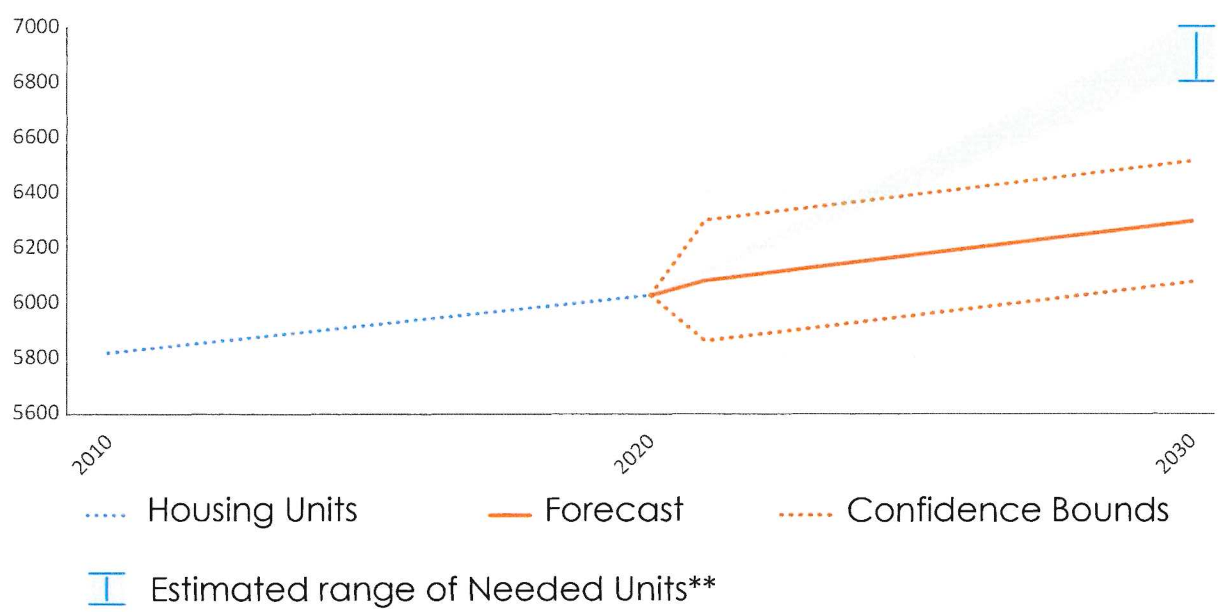
Providing for a variety of housing types can allow for new and rehabilitated homes that are innovative, safe, sanitary, energy-efficient, and affordable. Manufactured homes and modular housing designs have improved significantly in the past several decades. This option is available locally and at a variety of price points for those seeking a more affordable option than a traditional stick-built home. Furthermore, manufactured homes are permitted anywhere a single-family home is permitted.

Accessory dwelling units (ADUs) are also permitted by right for any single-family residence. ADUs, small dwellings considered accessory to the principal structure, provide an option for homeowners to renovate an existing portion of their home, or to build an entirely new structure or addition for rent. ADUs offer an opportunity for residents to earn additional income, while providing new home opportunities where they may not otherwise occur. Given the many large older homes in Hartford renovating some of these to add an accessory dwelling is a very plausible option to satisfy the need for smaller entry-level homes for young families , while "downsize" units for older residents. Facilitating the ADU development process for homeowners can make it easier for residents to build ADUs and can increase the supply of smaller homes to help satisfy the need for entry-level homes for young families and smaller "downsize" units for older residents.

Multifamily housing, or housing with three or more dwelling units, is permitted in many zoning districts throughout Hartford. This housing type provides an opportunity for dense residential development in a small footprint, thus increasing supply while limiting sprawl. Furthermore, as this housing type is concentrated in the villages and growth centers, it can promote walkability, public transit use, and a "mixed use" model of retail and residential development in close proximity. As density increases in the villages and growth areas, ensuring adequate parking capacity will be necessary to accommodate additional traffic volume.

According to numbers taken from the American Community Survey and Keys to the Valley, Hartford will likely need to have an additional 800 homes to meet the need for projected new households by 2030. To put this in perspective, total homes in Town increased by just over 200 units between 2010 and 2020. If this trend continues, Hartford will not meet the 2030 target for needed homes. If affordable homes are not available, people will move elsewhere. Housing availability impacts our neighborhoods, economy, jobs, and community vitality. Meeting the housing need will require a multifaceted approach that addresses the housing units, how the units fit into our neighborhoods and communities, and the programs and services offered to make it easier for residents to attain and retain housing.

Where do we need to be?
Hartford, VT



* *American Community Survey and US Census*

** *Estimate based on Keys to the Valley projections that total households will increase by 15% between 2010 and 2030.*

Tables H1 and B25001, American Community Survey
Projection calculated using Excel's Exponential Smoothing algorithm

Goals, Strategies, and Actions:

The data above and more were shared with residents during public forums and steering committee meetings, and helped refined the goals and actions below. This process was also guided by the previous town plan, a survey, and state housing policy resulting in recent changes mandated by the legislature in Act 47 (S.100) to enable more housing. What all of this process has resulted in is a housing chapter that is much more readable and targeted. The three goals below are meant to address creating housing in all of its shapes and forms that we need, making sure that these various kinds of housing are part of the overall development of neighborhoods, and that it is available to residents across the income spectrum, including those among us that are unhoused. There is a table that puts actions on the plates of various entities, but the problem is large and hard enough that it will take all of our energy and creativity to solve. Some of the solutions will involve regulatory improvements, and this plan lays the groundwork for that, but the details of those will take place as we revise our zoning.

Goal 1: Diverse, quality, equitable, and affordable housing is available for all.

Strategy 1.a. Increase the amount and variety of housing types available in town to accommodate the diverse housing needs of current and future residents and the changing demographics of the Town.

Actions to support this strategy:

- **1.a.1** Support local organizations that promote cohousing/home share and other innovative housing models.
- **1.a.2** Assist private housing developers to facilitate mixed income, affordable, and family housing production. (Also see Strategy 5, Recommendation 28 of the Town Plan Economic Development Chapter).
- **1.a.3** Facilitate the development of more diverse housing options such as accessory dwelling units, starter homes, tiny homes, and multi-unit dwellings, especially to address needs of seniors and new families. (Also see Strategy 5, Recommendation 29 of the Town Plan Economic Development Chapter).

Strategy 1.b. Provide and maintain the necessary community infrastructure and resources to support and enable desired housing production.

Actions to support this strategy:

- **1.b.1** Create a municipal housing fund including an income sensitivity component to support rehabilitation of existing homes so existing housing stock is not lost
- **1.b.2** Create a municipal housing fund for development of new housing including an income sensitivity component.
- **1.b.3** Review town-owned sites for new housing potential by transferring to private ownership.

1.b.4 Consider the Town acting as a "bridge owner" of abandoned/tax sale properties and make them available for sale and redevelopment by the private sector for housing.

1.b.5 Continue to plan for denser residential growth in areas already served by Town water and sewer by:

a. increasing the capacity of Town water and sewer within existing service areas;
b. identify areas most suitable for residential development; and
c. Work with local and regional partners to explore opportunities to increase housing production.

1.b.6 Work with legislators to explore innovative methods for increasing the availability and affordability of housing. Such methods may include exploring:

i. Local, state, or federal programs
ii. Reduced or waived property taxes
iii. Rent subsidies/control
iv. The use of new and innovative technologies

1.b.7 Provide residents with guidance, resources and technical assistance to develop accessory dwelling units by converting existing spaces into new housing units or through new construction. (Also see Goal 2, Strategy 1f of the Land Use Chapter.

1.b.8 Explore incentives to encourage private sector to meet a broad range of housing needs.

Strategy 1.c. Develop sustainable, safe, resilient and energy-efficient housing.

Actions to support this strategy:

1.c.1 Continue to provide information about building and funding environmentally sustainable and energy-efficient housing. (Also see Goal RE1, Strategy 1 of the Energy Chapter.)

1.c.2 Provide outreach and educational materials to residents on how to comply with the Residential Building Energy Standards, indoor air quality and healthy building standards.

1.c.3 Identify potential grants for energy upgrades to reduce housing costs.

1.c.4 Explore partnership opportunities with agencies to support independent living for seniors and home repairs for lower-income households.

1.c.5 Continue to contract with the State of Vermont to have the Hartford Fire Marshall conduct state inspections of public buildings including multi-unit housing for fire and building safety compliance. (See Goal 2, Strategy 1b of the Land Use Chapter.)

1.c.6 Support the development of housing that is reasonably protected from natural hazards such as steep slopes, wetlands and flood hazard areas. (See also Flood Resilience Goals and Strategies.)

Goal 2: Housing is built in a manner that meets the needs of the community and facilitates neighborhoods.

Strategy 2.a. Encourage the development of housing on a scale and design which is sensitive to existing neighborhoods while allowing increases in density. (See Goal 1, Strategy 3 of the Land Use Chapter.)

Actions to support this strategy:

2.a.1 Review Town Zoning Regulations to determine if revisions are needed to allow adaptive reuse of older structures as mixed use and new housing. (Also see Goal 2, Strategy 1 of the Historic Resources Chapter).

2.a.2 Consider the use of design review and/or form-based code in more developed areas of Hartford with attention given to mass, scale and height.

2.a.3 Consider providing the public architectural plans for housing to encourage quality, energy efficient and affordable design options.

Strategy 2.b. Utilize smart growth principles when locating and designing residential development.

Actions to support this strategy:

2.b.1 Prioritize development of new and infill housing within Hartford's Designated Growth Center and compact village centers with access to services, employment centers, transit, open space and recreation. *(Also see Strategy 5, Recommendation 29 of the Economic Development Chapter.)*

2.b.2 Review Town Zoning regulations for compliance with Act 47 and opportunities to include residential uses and/or increased density allowances where there is access to Town sewer, water, or both.

2.b.3 Encourage cluster development with shared access drives, shared on-site systems and open space while protecting natural resources.

2.b.4 In the development of new housing, take into consideration the Town's land use goals to maintain and enhance the Town's historic development pattern of compact settlements surrounded by rural countryside.

Strategy 2.c. Facilitate the development of services and amenities that support neighborhoods and villages.

Actions to support this strategy:

2.c.1 Utilize, expand, and enhance parks and green spaces for recreation and growing food within walking distance to village residents.

2.c.2 Support the development of local accessible grocery stores, childcare and transit options.

2.c.3 Sidewalks connect housing and services in villages through expanded local funding while continuing to pursue state and federal grants. (Also see Pedestrian/Bicycle Transportation Goal 1 of the Transportation Chapter.)

2.c.4 Support housing development near schools and senior centers.

2.c.5 Consider requiring mixed-income housing as part of housing developments.

2.c.6 Invest local funds necessary to develop pedestrian/bicycle infrastructure to connect neighborhoods.

2.c.7 Continue to evaluate straight commercial zoning districts to determine whether they are appropriate for mixed-use and residential uses.

Goal 3: Residents can attain and retain housing.

Strategy 3.a. Ensure residents have access to the necessary training and support services which foster housing security.

Actions to support this strategy:

3.a.1 Support services and organizations that enable people with special needs to live in town.

3.a.2 Partner with local and regional organizations to provide educational opportunities which improve residents' safety, financial and housing security.

3.a.3 Continue to provide permit assistance to individuals seeking to develop housing.

3.a.4 Develop and identify programs that assist homeowners and landlords with older homes to maintain them so existing housing stock is not lost.

Strategy 3.b. Enable residents to meet their housing needs.

Actions to support this strategy:

3.b.1 Coordinate with neighboring municipalities to establish full-service and low-barrier shelters in the region.

3.b.2 Continue to coordinate with local and regional organizations that provide housing, services, and other resources to those who are unhoused.

3.b.3 Continue to develop permanent housing options for those who are unhoused.