



Dear Collaborative Partner,

Well, we can't bring you umbrella drinks poolside this summer but we can bring you planning tools for encouraging affordable housing- isn't that just as refreshing? Ready to dive into your regulations (again) to see how they can be updated to help you meet your goals? [Contact us.](#)

WHAT WE'VE BEEN WORKING ON:

Accessory Apartment Initiative Begins



Encouraging the creation of accessory apartments is an easy and cost effective way to facilitate the creation of affordable housing in all our NW corner towns. We are

happy to announce that we will be working with the Tri-Corner Alliance, an initiative of Berkshire Taconic Community Foundation, to promote and support the creation of accessory apartments. This work will include the creation of a guide for homeowners on how to create an accessory apartment from initial design through permitting and tenant selection. We will be working with a focus group of local residents to determine the most effective incentives for creating these apartments and address any impediments.

As a pilot project we will be focused on three northwest towns in this first year: Norfolk, Salisbury and Sharon. However, we anticipate, if successful, it would be continued through other northwest Litchfield County towns in 2010. This work is made possible through a \$25,000 grant from an anonymous donor and will complement the other workforce housing strategies that the Collaborative is currently working on with northwest corner towns. For a copy of our checklist on how your accessory apartment regulation might better facilitate the creation of these apartments, [click here.](#)



Incentive Housing Zone Grants Threatened

In looking for ways to close the budget gap this year, state legislators gazed in the direction of our incentive housing zone grants and there was a chance

we would lose them. Thanks to the constant vigilance of Representative Roberta Willis and Senator Andrew Roraback and to our first selectmen and P&Z chairs who wrote letters of support for the grants to our legislators, we believe they are safe.

We continue to work with our advisory groups on evaluating the feasibility of workforce housing in specific areas and are moving onto the infrastructure phase of the study. We hope to learn how our towns can create smaller lot size housing using cost effective community septic systems and how we can use housing to reinforce the character of our town centers. Chris attended a workshop called "Visualizing Density" that showed the ways in which well designed affordable housing can do this. For his summary of this workshop, [visit our website.](#)

NEW TOOLS:

Checklist of Planning & Zoning Tools for Encouraging Affordable Housing

Town zoning regulations can inadvertently create barriers to the creation of affordable types of housing. We have created a list of planning and zoning tools that can be used to encourage affordable housing with photos and brief descriptions of how they work. For a copy of this new tool [click here.](#)

NEXT NEWSLETTER:

Conservation Subdivision Case Study Housing Siting Brochure