

Welcome

The Bethlehem Housing Trust
Stakeholder Luncheon
11am-1pm



Today's Agenda

- Pledge of Allegiance
- Affordable Housing Overview
- Bethlehem Housing Needs
- Road Map to Success
- Bethlehem Housing Trust
- Lunch and Questions

April-2021

**An Affordable Housing
Ad-Hoc Committee was
formed to study and establish a
plan to promote affordable
Housing in the Town of
Bethlehem**

**An Affordable Housing Survey was
conducted and the results revealed
there was concern for two primary
areas of housing**

**70.9% of respondents expressed support
for expanded options for senior living.**

**71.8% of respondents supported housing
for young families and young
professionals.**

In The Beginning:





We Need Your Help



- The path to success will need to be grass roots.
- As seen in the affordable housing survey there is some apprehension about affordable housing.
- Through education, support will grow.
- Advocate
- Be a Voice
- Be a Source



What is Affordable Housing?

Why is it Necessary?



Since 2000 the number of households in Bethlehem with family members under the 18 has declined, while the number of households over the age of 65 has increased. This leads to a discrepancy in housing stock.

Population by Age Group-Over 50 45.30%

Population by Age Group-Over 60 32.20%

Households with One to Two members 65%

Housing Units By Number Of Bedrooms

1 Bedroom-8.4%

2 Bedroom-18.5%

WHY is affordable housing necessary



- The cost of housing is outpacing what young adults are earning out of college.
- The senior population looking to downsize is limited due low inventory.
- Bethlehem residents above the age of 21 are being forced to move due to a lack of housing opportunities.



2024

**Bethlehem Median Income
for a 4-Person Family is \$97,800**

**80% of the Regional
Household Median
\$78,240.00**

**Up to 30% can be used for
monthly rent or mortgage,
tax and utility costs.
\$23,472.00**

To calculate affordable housing needs and resources, the U.S. Department of Housing and Urban Development releases yearly income limits based on geographical areas.

Bethlehem Housing Costs Burdens:

Bethlehem Households 1,340

254 (20%) Severely Burdened Households paying more than 50% of their income on housing costs.

***Center for Housing Opportunity**

A homeowner is considered housing cost burdened if the person is spending more than 30% of their income on housing costs.

Households that have to spend 50% of their income on housing costs are considered severely housing cost burdened.

The next step of our affordable housing journey begins today!

Engage and provide information to the Community

The available data and responses from the Affordable Housing survey both highlight the importance of creating one- and two-bedroom units for the senior and young family population.

Affordable Housing Road Map to Success:

Identify 1-3 locations within Town that might meet the site requirements for new senior and young family housing developments and conduct preliminary engineering review studies.

Identify a non-profit partner (The Bethlehem Housing Trust) who would facilitate the construction phases.

Join forces with external groups who will assist with the financing and implementation of the projects.

The trickle-down effect would create more 3 bedroom units for larger families.

Our Statement of Purpose

The Purpose of the Bethlehem Housing Trust is to develop housing in the Town of Bethlehem affordable to seniors and young families on fixed or modest incomes, and to do so with care for the general welfare of the community at large and in harmony with the rural character of the town.

The Bethlehem Housing Trust



Why a Housing Trust?



- Standard model for town-level affordable housing development
- Trust is dedicated to affordable housing for one community
- Town government needs to be insulated in some ways
- Many funding sources don't give through gov't entities
- Trust will be a nonprofit, tax-exempt corporation
- Trust will center activity and relationships with
 - Governmental and private funding sources
 - Consultants and advisory organizations
 - Allies such as Land Trust
 - Donors
 - Land acquisition
 - Project-specific working teams

Bethlehem Housing Trust –Current Status

- Working with allies to learn and move forward
- Board of Directors
 - David Stein, Vin Bove, Nick Sordi
- Underway:
 - Incorporation as nonprofit and then 501(c)(3) tax status (with Pro Bono Partnership)
 - Outreach for leads on land and donations
 - Education: regular contacts with consulting groups and others
 - Fundraising: Stuart and Land Trust got us going – more to come!



What We're Hoping For From You!

- Be allies to this effort
- Help to generate awareness and good will in the town
- Be on the lookout for leads on land, donations, helpful alliances, interested volunteers
- Host and publicize and support fundraising events, educational forums, activities



Thank You to our Partners



Naugatuck Valley Council of Governments
Community Planning Director
Savannah-Nicole Villalba
Phoebe Ploof



Bethlehem Land Trust
Stuart Rabinowitz-President



Housing Enterprises
David Berto-President



Sara A Taylor, Esq
Staff Attorney

Bethlehem Affordable Housing Ad-Hoc Committee
David Stein, Ruth Hogan, Jim Augustine, Theresa O'Neill, Bob Traver,
Len Assard, David Deakin Jr.



Center For Housing Opportunity
Jocelyn Ayer-Director



Board of Selectmen
Steve Sordi-First Selectman
Ray Rehkamp-Selectman
Ray Butkus-Selectman
Marilia Jose-Bethlehem
Assistance Coordinator