



Town of Middlefield

Affordable Housing Plan: Executive Summary

Middlefield Board of Selectmen

Adopted June 6, 2022

Introduction

Overview:

Middlefield's Affordable Housing Plan acknowledges that addressing affordability is a key priority, stating that over half of the municipality's renters are currently cost burdened by their housing expenses. Public participation found that there is limited desire to see significant development of housing units but over a 25% of the respondents felt that additional units would benefit the town. Middlefield's plan offers recommendations that would help create a pathway to affordable homeownership along with suggestions on how to expand multi-family dwelling with development focused in and around a "Downtown District". With limited access to sewer and water infrastructure, the plan offers additional recommendations that would help incentivize development in the downtown area that can currently support growth while also considering what municipal owned land could see buildout.

Local Recommendations:

- Expand the allowance middle-density housing as-of-right in certain areas, and as large-home retrofits
- Establish a Standing Housing Committee
- Promote Accessory Dwelling Units (ADUs) as-of-right
- Consider incentives for income-restrictions on accessory apartments
- Link Potential Infrastructure Expansion with Housing Density and Mixed-Use Opportunity
- Focus Additional Efforts on Senior Housing Needs
- Take Advantage of State Enabling Statutes to Promote Housing Opportunity
- Promote USDA and CHFA loan programs with Real Estate community
- Consider development potential of surplus municipally-owned land
- Make town-wide broadband access a priority
- Pursue partnerships with nonprofit or senior community developers

Regional Housing Plan Alignment:

The RHP's regional recommendations are designed to support local efforts in Middlefield. Specifically, the recommended Regional Housing Commission could work closely with local representatives of the Middlefield Housing Committee. The regional entity could also provide informational seminars and networking events that would link the town with local advocates. Finally, the recommended Toolkit would provide crucial information on strategies that have been utilized for retrofitting historic downtowns into modern walkable communities.