

# What is a Plan of Conservation & Development (POCD)?

A POCD is the official municipal statement that sets forth the goals and aspirations related to conservation, development, and future land use within the community.

## CT General Statute Chapter 126 §8-23

- Delegates the responsibility of a POCD to the Planning & Zoning Commission and outlines the requirements and other topics to be considered in the POCD.
- Requires that a POCD be updated every 10 years. Prospect’s existing POCD was developed in 2014.

The Town has been working with SLR to prepare an update to the POCD. Below is the Plan’s development process:



# What has been done so far?

SLR has been working with Prospect's Town Staff and the Planning & Zoning Commission to prepare the updated POCD.

## ACCOMPLISHMENTS

- Collection & Analysis of Community Profile
- Distribution & Analysis of Community Survey

## WHAT'S NEXT?

- Development of the Town's Vision Statement
- Establishment of Goals, Strategies, and Action Items
- Draft Text for the Updated POCD Document
- Gather Community Input on Draft Plan
- Finalize Draft Plan & Adoption of Plan

### PROJECT HIGHLIGHT: COMMUNITY SURVEY

Prospect's community survey ran for 3 weeks this summer. The survey gathered 360 responses (3.8% of the Town's population) and provided insight on the community's values and priorities for Prospect's future. Check out some key highlights of the survey below!

**90%**

of respondents feel that the quality of life in Prospect was good/excellent

**78%**

of respondents see themselves living in Prospect ten years from now

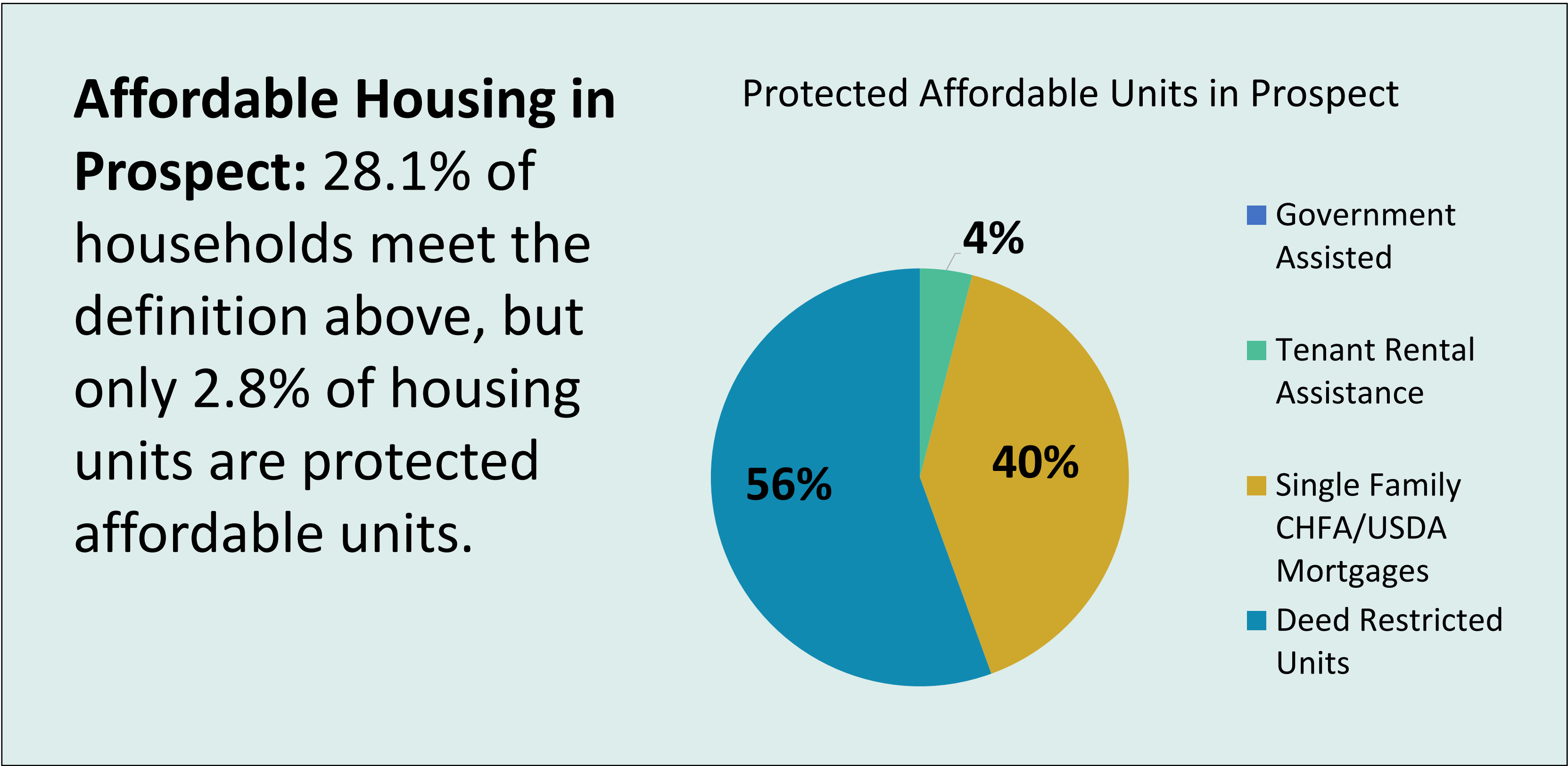
**66%**

of respondents feel that Prospect needs more entertainment / cultural facilities



# What is Affordable Housing?

Affordable housing is typically defined as housing that costs less than 30% of monthly income for households earning below the Area Median Income (AMI).



## What can we do to make housing affordability conditions better?

There are twelve potential strategies that can be pursued. Town Staff have narrowed the options down to those that would be most suitable for Prospect.



<p><b>Accessory Dwelling Units</b></p> <p>Accessory Dwelling Units (ADUs) are smaller housing units that exist as secondary units on the same property as a single-family home. ADUs are currently allowed in Prospect’s RA-1, RA-2, and B zoning districts.</p>	<p><b>Middle Housing</b></p> <p>Middle Housing is concept promoting a form of multi-family unit design that is compatible in scale and form with single-family homes. It could include two-family, three-family, and/or cottage courts.</p>
<p><b>CHFA Mortgages &amp; Education</b></p> <p>The Connecticut Housing Finance Authority (CHFA) is a quasi-public organization working to alleviate the shortage of housing for low- to moderate- income families and people in the State. CHFA mortgages are available for first-time homebuyers.</p>	<p><b>Housing Subcommittee</b></p> <p>A Housing Subcommittee would oversee the implementation of affordable housing efforts in Prospect. This would be an advisory committee to the Planning &amp; Zoning Commission and other municipal boards / commissions.</p>