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## Five-Year Goals

### **GOAL 1: PRESERVE AND PROTECT COMMUNITY CHARACTER BY DEVELOPING A PLAN FOR THE LOCATION, SCALE, AND TYPE OF NEW DEVELOPMENTS NEEDED BY THE COMMUNITY.**

By planning ahead for the needs of the community and identifying key locations where new development can be appreciated for its contribution to the community, Norfolk works to promote new development that enhances housing choice and economic development goals and avoid developments that are out of scale with the community, threaten its natural resources, or diminish its rural character.

### **GOAL 2: PROMOTE INCREASED VIBRANCY IN THE TOWN CENTER.**

A more active Town Center can provide more affordable and senior housing opportunities, enhance the commercial tax base of the town, and create a dining and shopping destination for residents. Increased residential and commercial options, as well as the proximity of Norfolk's commuter rail station, help to create a more walkable Town Center.

### **GOAL 3: PROVIDE MORE HOUSING OPTIONS FOR SENIORS INCLUDING PROGRAMS AND SERVICES TO SUPPORT AGING IN PLACE AND IN COMMUNITY.**

Seniors are a growing segment of Norfolk's population, and their varied housing preferences illustrate the community benefits of a diverse housing stock. Increasing the number of smaller units, condominiums, and apartment housing options provides downsizing options for those residents wishing to remain in the community but who no longer want a single-family home. Many seniors also choose to remain in their existing homes long term, and Norfolk's vision considers their needs by providing access to services and programs that support and assist elderly homeowners.

### **GOAL 4: PROVIDE MORE DIVERSE HOUSING OPTIONS BY CREATING ADDITIONAL HOUSING UNITS OF ALL SIZES THAT MEET THE NEEDS OF ALL OF NORFOLK'S RESIDENTS INCLUDING ITS SENIORS, FAMILIES, AND YOUNG PROFESSIONALS.**

Over ninety percent of Norfolk's existing housing stock consists of single-family houses, and rising property values place many of these houses well out of reach not only to low- and moderate-income households, but to many middle-income households as well. The town's lack of rental and multi-family housing options, including apartments, not only makes it more difficult to enter the community, but also hinders those trying to stay in the community who lack the means or interest for a single-family house. Some Norfolk residents are concerned, though, that allowing more diverse housing developments will impact the very essence of what makes their town special - its winding scenic roads, small-town character, and strong sense of community. The success of this goal lies in developing more diverse housing types in a manner that reinforces and enhances the town's essential characteristics.

### **GOAL 5: IMPROVE NORFOLK'S WATER AND INFRASTRUCTURE CAPACITY BY CONTINUING TO IMPLEMENT PROJECTS THAT IMPROVE CAPACITY AND HELP THE TOWN TO MEET THE NEEDS OF THE GROWING COMMUNITY.**

While the town works steadily to implement improvements to its infrastructure on a regular schedule, much of Norfolk's infrastructure is designed for the needs of a quiet, rural community and not the growing suburban one it is today. Supporting infrastructure improvements, such as alternatives to septic and wells, as well as installation of sidewalks, bicycle networks, and public transportation, improves livability for existing residents and increases the value of their housing.

**GOAL 6: SUPPORT THE CREATION OF 80 LOW/MODERATE INCOME (LMI) HOMES OVER FIVE YEARS THAT WILL QUALIFY FOR THE STATE'S SUBSIDIZED HOUSING INVENTORY (SHI) AND BE AFFORDABLE TO A RANGE OF HOUSEHOLD INCOMES.**

Norfolk has a limited number of affordable units, making it particularly difficult for low- and moderate-income households to thrive in the community. In fact, many spend far more than the recommended one-third of their income to meet their housing needs. This proposed rate of production would create an average of 16 LMI homes per year, increasing Norfolk's existing housing stock by 0.5 percent of the total year-round housing stock each year. This rate meets the state's minimum housing production goal to obtain Housing Production Plan certification, but would not produce the 186 new units needed to reach ten percent of total year round housing units before the 2020 US Census is completed. At that time, the number of required units is anticipated to increase in recognition of Norfolk's growing residential numbers.

