

FAQs

What is the Affordable Housing Appeals Act, CGS 8-30g? This act provides exemptions from many zoning regulations for developers of affordable housing when proposed in municipalities with less than 10% of their housing is designated affordable.

What is Affordability?

According to the US Department of Housing and Urban Development, housing is affordable when the monthly housing cost is no more than 30% of the gross monthly household income.

What are the family income guidelines and how are they determined? North Stonington is part of the Norwich-New London, CT HUD Metro FMR Area. HUD has determined the Area Median Income (AMI) for a family of four is in this area to be \$81,200. The NS Affordable Housing Committee is aiming to make housing affordable for families with a household income from 80%-120% of the AMI

Example: North Stonington
2010 Incomes at 80% of AMI.

# in Household	Income
1	\$45,100
2	\$51,550
3	\$58,000
4	\$64,400

North Stonington Affordable Housing Committee

**BUILDING A STRONG
COMMUNITY FOR A
BRIGHTER FUTURE**

*"Every Day is a journey, and the journey
itself is home." — Matsuo Basho*



40 Main Street
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Let's Do the Right Thing Together

The Town of North Stonington established the Affordable Housing Committee to investigate opportunities and strategies for the development of affordable housing; to serve the residents and employees of the town of North Stonington; and to ensure the quality of life that meets the needs of its residents.

Our Work

- Focus Groups to determine the need
- Design Standards
- Work with BOS and P&Z on policy issues

We are working together with the Board of Selectmen and the Planning and Zoning Board to ensure appropriate housing designs that reflect the rural character of our town.

What We Have Learned from our Community:

Top Priorities

- Homes for seniors
- Homes for our graduating youth
- Starter homes for families
- Homeownership & rental options
- Rental projects that are small in scale & integrated into the community

COMMUNITY PLANNING

The Affordable Housing Committee shall work to create a housing plan for our community. It will include housing status and needs, economic development, natural resources, services & facilities, open space and transportation. The housing plan will also include design standards, zoning options, procedures to review proposals, and criteria for review of proposals and an appeals process.

Examples of Affordable Housing in Connecticut:



**Cornwall Housing Corporation,
Cornwall**



Olde Oak Village, Wallingford

Results of the 2009 Community Survey*

Fifty-nine percent of the respondents thought that North Stonington needs more housing choices.

*78% of that number think that North Stonington needs Senior Housing

*50% think the town needs housing for young people who live and work here

*46% think the town needs housing available that is lower priced.

Three hundred forty-six (**346**) North Stonington residents are in need of alternative housing now. That figure includes **90** seniors.

Two out of three people who need alternative housing now need **lower cost** housing. That figure is **115** residents, which includes **30** seniors.

*Survey can be found at :

http://www.northstoningtonct.gov/Pages/NStoningtonCT_BC/AHC/NS_AHC_Report.pdf



Hubbard Woods, Guilford

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Housing Committee**

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For more information about affordable housing in Connecticut, please visit the following websites:

- www.homeconnecticut.org
- www.chfa.org
- www.ct.gov/ecd