

BACKGROUND: PREDATORY DEVELOPMENT

In 2007 Garden Court LLC, represented by attorney Bates, saw North Stonington as the perfect place to build an apartment complex. Under 8-30 G, as long as they included 30% affordable housing, they could build anything and we wouldn't have control over location, size or zoning of the housing. Planning and zoning would only be able to deny the application if it was a safety concern. In the end, the application was denied and they took the case to Supreme Court. They would have WON, but they backed out because the 2008 recession changed their business plan.

" in most zoning applications for a zone regulation change or a map change the burden is on the applicant, usually on us, to prove to you why the application should be granted. In this case, the reverse is the law. It is your burden, as a commission, to prove to a court of law, if that's where we end up, why development should not be permitted. Further, you cannot deny a permit because it does not satisfy what you and I would consider normal zoning concerns. Elements such as character of the town, aesthetics, general zoning regulations, impact on schools, are all irrelevant."

-ATTY. BATES



North Stonington
Affordable Housing Committee
40 Main Street
North Stonington, CT 06359

PRSRT STD
ECRWSS
U.S. Postage
PAID
EDM-Retail

Local
Postal Customer
North Stonington, CT 06359

AFFORDABLE HOUSING

HOW WILL IT EFFECT YOU?



join us
OCTOBER 30TH

NEW WHEELER MEDIA CENTER

6:30 PM

WHAT IS AFFORDABLE?

Housing affordability means that housing costs (mortgage, insurance, taxes) do not exceed 30% of annual household income.



HOUSING PORTFOLIO

North Stonington's housing portfolio includes 93% single family homes and residents feel that there are not enough rental units.

The medium sales price of a home in North Stonington is \$273,100 (Source: U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates)

2017 housing wage needed to afford a typical 2 bedroom apartment in North Stonington is \$20.71 hourly.

WE ARE VULNERABLE!

Until 10% of our housing inventory is "affordable" we are vulnerable to predatory developers.

Please join us

October 30, 2019

new Wheeler HS/MS
media center

297 Norwich-Westerly Road ·
North Stonington, CT 06359

Guest speaker, Michael C. Santoro, Director, Office of Policy, Research and Housing Support Department of Housing, will give a presentation on what affordable housing is and he will be there to answer any and all of your questions. As the leading expert in the state of CT, this is the best opportunity to get up to speed on where North Stonington needs to be to protect itself.

5,300 RESIDENTS

North Stonington is aging and the number of young adults is decreasing, which creates an unsustainable town.



SNAP-SHOT

North Stonington wants to expand housing opportunities to meet the needs of current and future residents. This should be done in a manner that matches the scale and character of North Stonington and not increase the tax burden.

North Stonington has an Affordable Housing Committee and a non-profit corporation (KNSA: Keep North Stonington Affordable, Inc.) that advocate for increasing the amount of affordable housing in town.

The percentage of cost burdened owner occupied households in North Stonington (paying more than 30% in housing costs) is 29.6% and of renter occupied households the total 38.4 %.