



# Special Town Meeting

January 6, 2020 7:00pm

# Question 1:

Shall the Town of North Stonington be authorized to negotiate the sale of the property located at 163 Wintechog Hill Road for the development of affordable housing?



# State Mandates that towns prepare a Plan of Conservation and Development (POCD) every 10 years

Such plan of conservation and development **shall** ...

- **make provision for the development of housing opportunities, including opportunities for multifamily dwellings**
- **promote housing choice and economic diversity in housing,** including housing for both low and moderate income households,
- **encourage the development of housing which will meet the housing needs identified in the housing plan prepared pursuant to section 8-37t** and in the housing component and the other components of the state plan of conservation and development prepared pursuant to chapter 297.

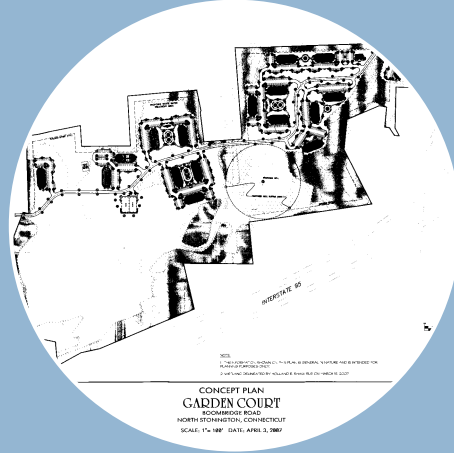
In July 2017, new legislation was passed (Public Act 17-170) requiring every municipality to have an “Affordable Housing Plan” adopted by the town that “shall specify how the municipality intends to increase the number of affordable housing developments in the municipality.”





### LACK OF HOUSING CHOICE

There is a Lack of Affordable Rental Units or Multi-family Housing leaving few opportunities for those who need or desire other options such as seniors wishing to age-in-place, or young households who do not want to take on a mortgage.



North Stonington is overinvested in single family houses, 93% Single-Family Homes ONLY 1.5% of 2,200 total housing units are Qualified Affordable  
10% State Mandate  
Many Residents are "cost burdened"



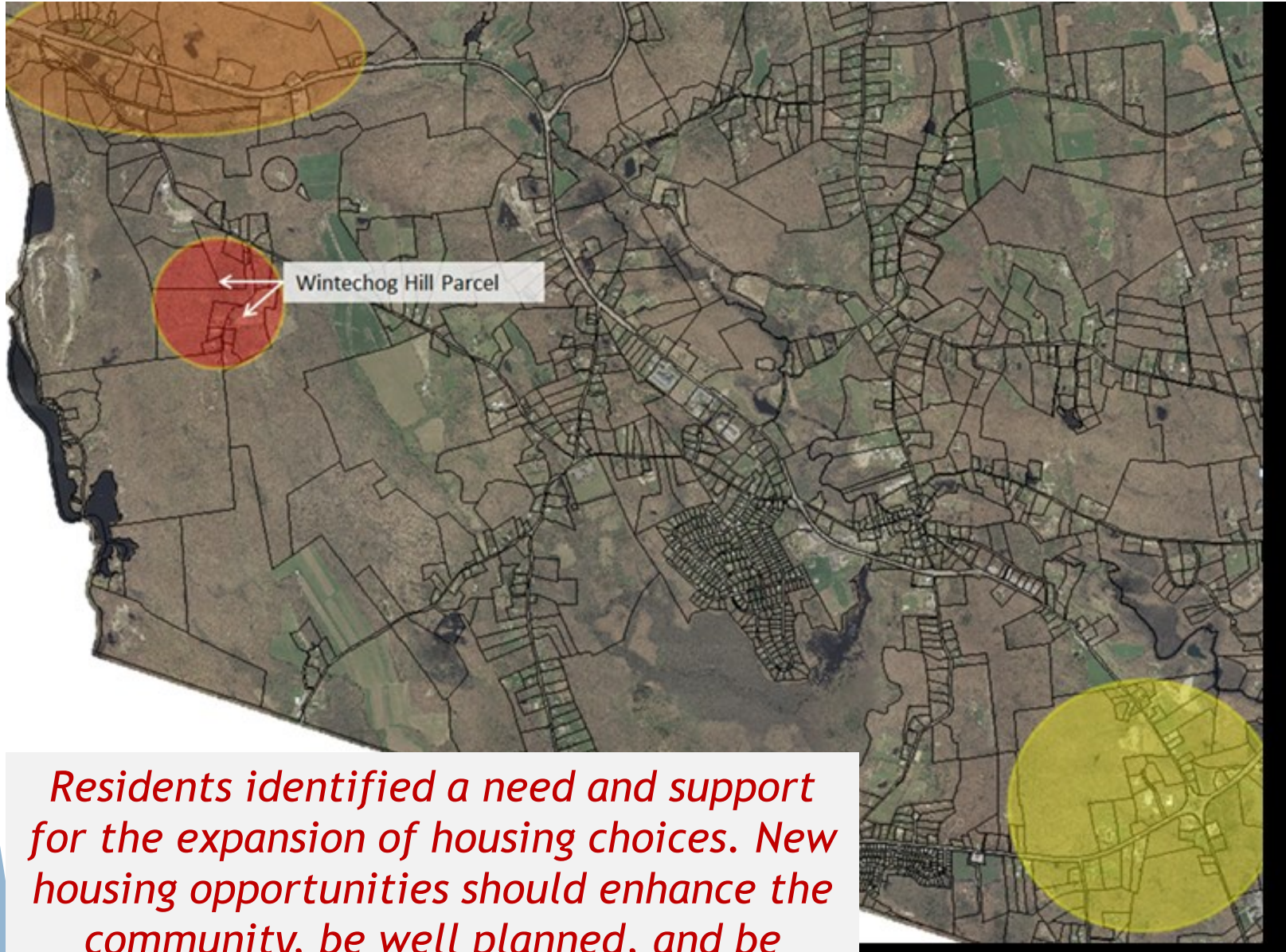
Desire to control the density and appearance of any community-driven affordable housing project to end up with a project that fits the character of town and the parcel on which it was situated.

- HH sizes will continue to decline ...fewer families with children and more one- and two-person HHs.
- Baby boomers seek to downsize to lower-cost, lower-maintenance living arrangements.
- Nationally and locally, younger residents are putting off home ownership and seeking housing that is amenity-rich and close to urban centers.





## Town Goals - POCD and 2012 Housing Plan



*Residents identified a need and support for the expansion of housing choices. New housing opportunities should enhance the community, be well planned, and be located in appropriate places.*

Other housing and planning opportunity areas were identified in the 2012 Housing Plan, and include the existing Affordable Housing Overlay Area (Meadow Court) along Route 2 and locations within the commercial zones near the rotary and along the western end of Rte. 2 that may allow for the possibility of mixed use (residential above commercial) and small-scale multi-family units.



## Other Efforts and New Regulations passed - stemming from Town-approved POCD Goals, Objectives and Actions:

- Cluster Development for Open Space Preservation
- Mixed Use Development (Residential/Commercial)(Can be horizontal, vertical or in separate buildings)
- Micro-assisted Living Facility
- *Affordable Housing Overlay Area - Meadow Court*
- Senior Housing Community
- Accessory Apartments (now can be detached - and up to 1,200sf in some cases - no double acreage requirement)
- New Resort Commercial district that allows Condos.



Qualified Affordable Home in Watson Estates Subdivision, North Stonington

- Outreach about CHFA Loans (houses purchased with CHFA mortgage count toward the 10% State Requirement)
- **CDBG \$400,000 Housing Rehab Grant - Helped 16 Households!**
- Approved 8-30g Watson Estates Subdivision - 6 units deed-restricted affordable





2011

- 108 Acres donated to the town for the purpose of developing affordable housing.
- In 2013, 8 additional acres acquired by the town.

2012

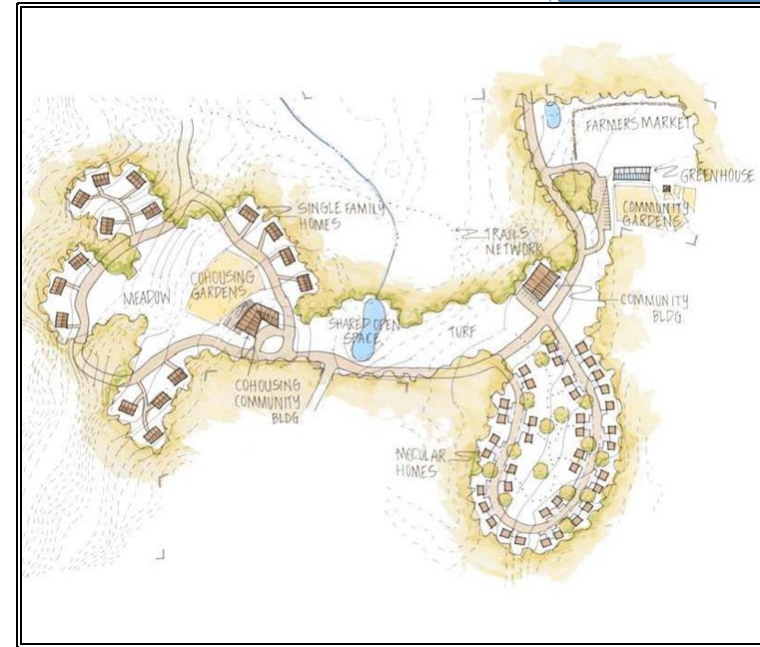
- UCONN Students “hired” create concept plans for the development of housing and other low impact uses. 6 presentations were made.
- **Cost \$500 PZC Budget**
- Comprehensive Housing Plan Adopted

2013

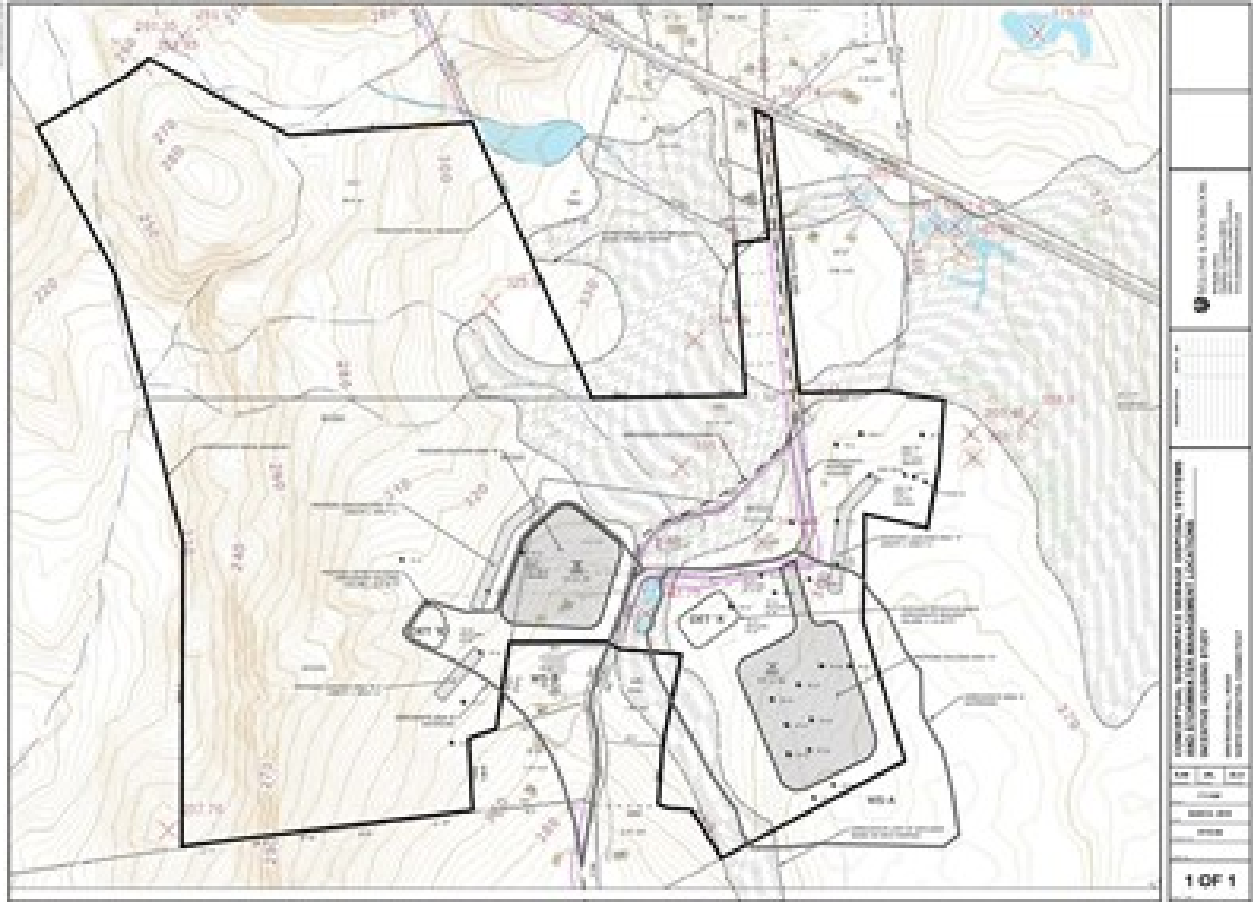
- Milone & MacBroom (MMI) hired to do a site suitability study for septic (only a 30 ac. Portion) Engineering and the preferred location of potential housing was set forth in the Report.
- **\$20,000 HOME CT grant**

2017

- MMI hired to create a “ground-proofed” conceptual plan of affordable housing for the eastern portion of the site - building on their feasibility study.
- **Cost \$8,500. Funded by PZC budget - Consulting Services.**



# Milone & MacBroom Site Suitability Plan for Septic







Wintechog Hill Rd and Wrights Rd, North Stonington CT

1 inch = 100 feet

Winters & McBecker

0 100 200 Feet



### 2000-2010

HH w/ Children <18  
decreased 6% from 38% to  
32%

Only 29% of all HH have  
children

### 2010-2023

Population >65 forecasted  
to increase from 14% to  
24%

Population <19 forecasted  
to decrease from 23% to  
20%





2018

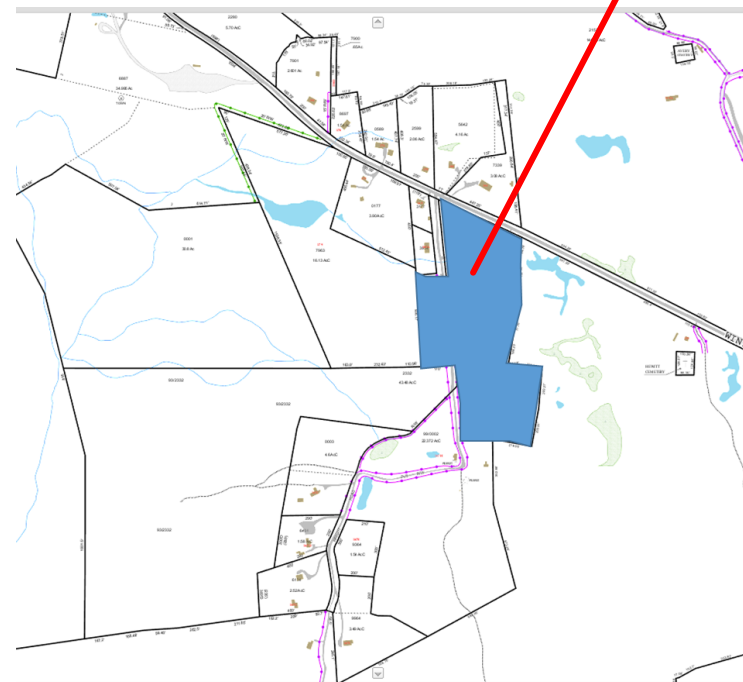
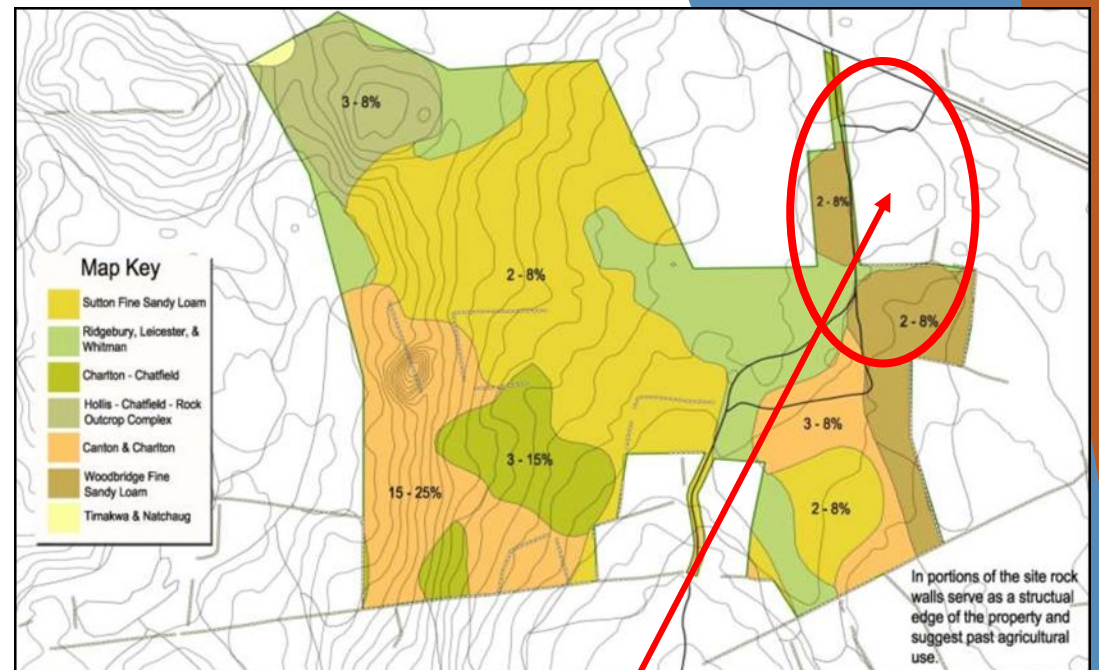
- The Town retained Eastern Connecticut Housing Opportunities (ECHO) to undertake financial modeling of various affordable housing development alternatives for a portion of the property, as shown in MMI's conceptual drawings. ECHO recommended doing the project in two phases.

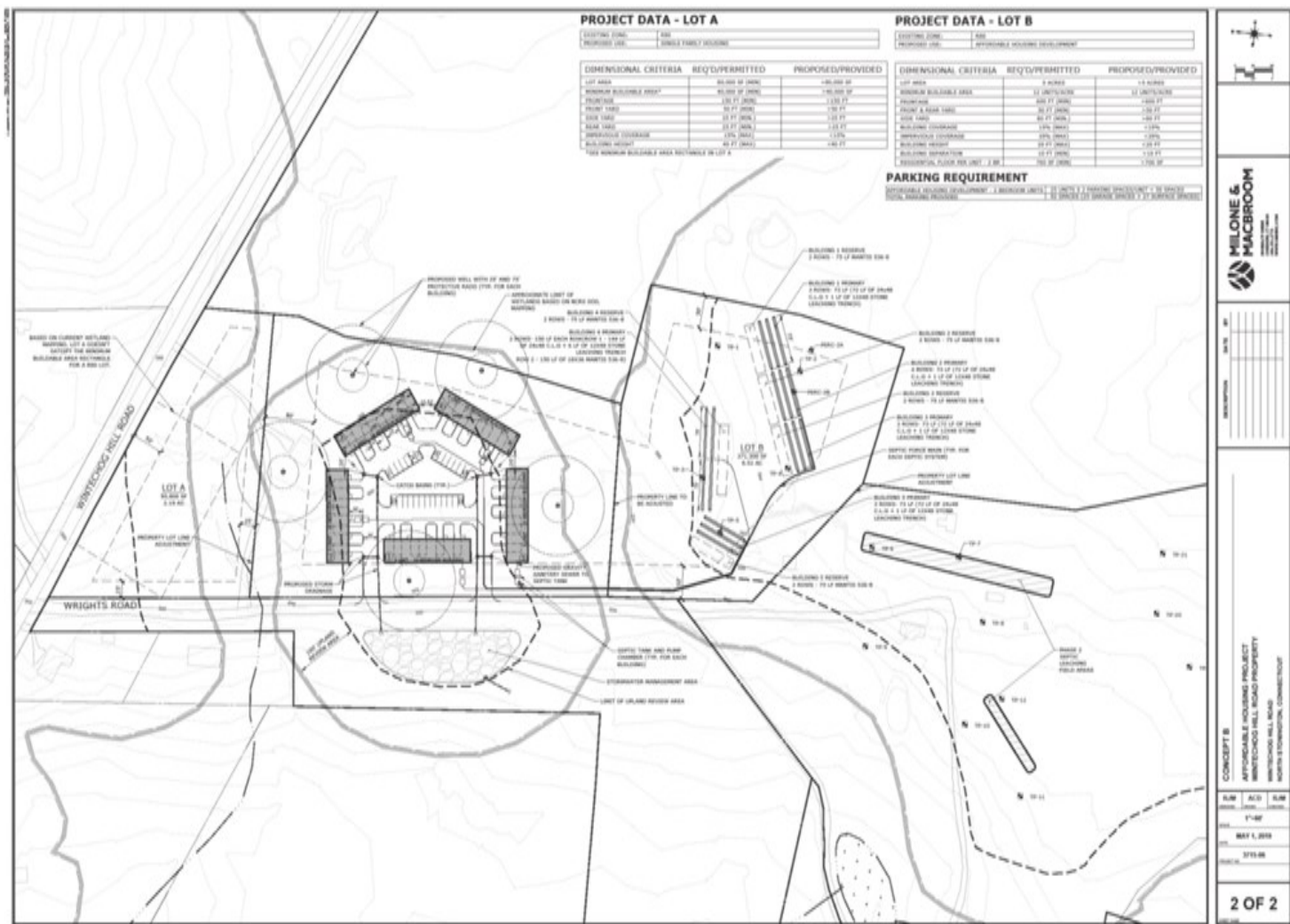
- **Cost: \$4,700 PZC Budget - Consulting Services**

2019

- Based on ECHO pro-forma findings, MMI were hired to provide updated Conceptual Design Plans depicting the location of the building(s) utilizing both the 8-acre parcel and the abutting parcel originally depicted as the area where the septic systems would be located.

- **Cost \$4,500 PZC Budget- Consulting Services**





7,180 new households would consist of 54% renters, versus 46% owners compared to the current regional breakdown of 34% renters and 66% owners. **59% of these new households are projected to be low-income.** (2018 SECT Housing Needs Assessment)









2019

- BOS submitted an 8-24 application to PZC on June, 6 2019
- **Wintechog Hill Project was discussed at 6 out of the 14 Planning and Zoning Meetings held this year.**
- **COST TO DATE**
- TOWN FUNDS: \$18,200
- GRANT FUNDS: \$20,000
- TOTAL FUNDS: \$38,200



# Benefits to Town

- ▶ Tax revenue for construction of multi-family project on 10 acres far surpasses tax revenue earned from the 3-4 houses on traditional lots that could fit in the same area. Estimated tax revenue for completed units: \$88,000 annually
- ▶ Control over location, density, percent affordable - “friendly 8-30g project” ALWAYS better!
- ▶ \$ burden to complete engineered Site Plan on non-profit developer, not Town PZC budget.
- ▶ Closer to meeting state requirements for 10% Affordable Housing - and closer to meeting all our Town goals in POCD and 2012 Housing Plan.
- ▶ **75% affordable units in one development with a small footprint vs many developments spread throughout town (*on existing vacant land/farmland*) but only providing 30% affordable units (minimum per statute).**
- ▶ Entire Town-owned parcel can be used for multiple purposes accomplishing several town goals (*open space/trails; renewable energy; lease field, and provide affordable housing*)
- ▶ Providing alternative housing for younger people, elderly, and disabled - that will not burden the school system.
- ▶ Proactively planning for the future (demographic trends)





## Development Parameters per RFQ:

1. **Unit Size:** The project may include a range of unit sizes. Proposals shall explain the basis for the proposed mix. Town recognizes that the type of units and range of affordability will be determined in part by the sources of available funding/ programs.
2. **Design:** The project shall consist of one or more buildings as can be serviced by individual wells and a shared septic system with a maximum of fifty-five (55) bedrooms. The project shall conform to the design context of a rural neighborhood to the maximum extent feasible and shall maximize sustainability and compatibility with the natural environment.
3. **Affordability Requirements:** Project shall be mixed income with a minimum of 75% of the units available to households earning a range of incomes meeting the definition of affordable as determined by the State of Connecticut Department of Housing.
4. **Length of Affordability Term:** The term affordability will be at least forty years (or as determined by funding program).



1. RFQ specifies Non-profit organization as the hope is to have more than 50% of the units “qualified Affordable”
2. Terms of sale to be negotiated in such a way to allow the town to maintain control over the design and density. Reduced sale price - but cover consultant expenses to date
3. Project not located on prime farmland soils. Very small portion of farm soils near where community garden and septic systems were envisioned





# Referendum Vote

- ▶ Shall the Town of North Stonington be authorized to negotiate the sale of the property located at 163 Wintechog Hill Road for the development of affordable housing?

Yes

No

- ▶ Monday, January 13 6:00am-8:00pm  
Town Hall Conference Room  
40 Main Street





# What is 8-30g and why do we care?

## Qualified Affordable Housing Units

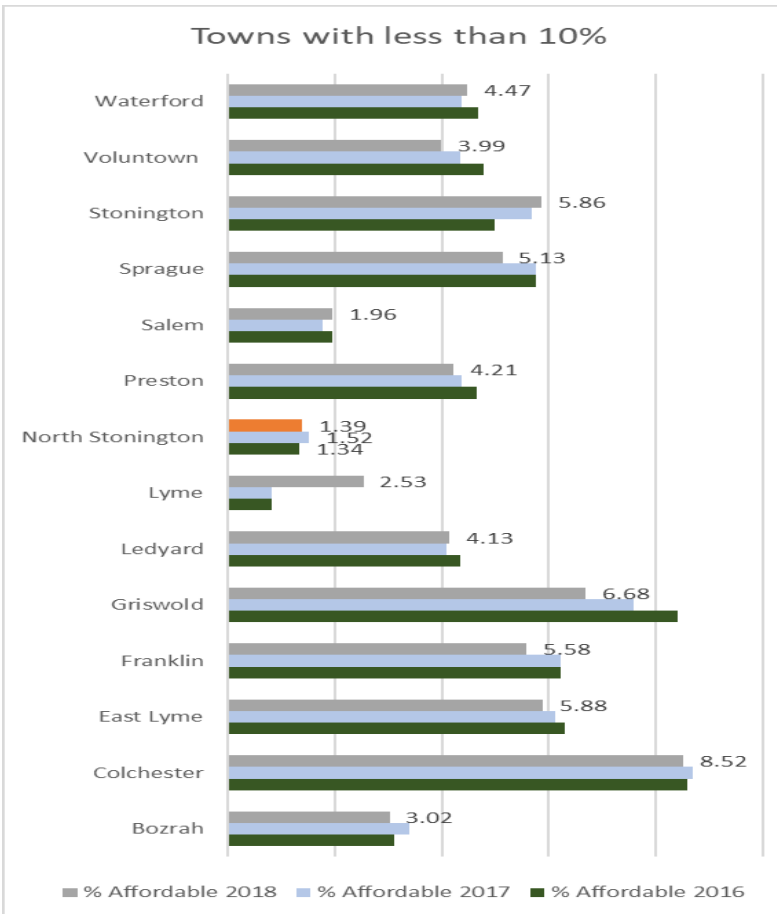
To encourage the creation of affordable housing for low and moderate income households, the State Legislature enacted the **Affordable Housing Appeals Act** (Connecticut General Statutes 8-30g). CGS 8-30g sets a goal that at least 10% of a community's housing stock must be "affordable." The following types of housing units are counted toward the 10%:

- Assisted (meaning it is funded under a state or federal program for providing affordable units).
- Financed by the Connecticut Housing Finance Authority (CHFA) under a program for income-qualifying persons or families.
- Deed restricted to be affordable to low or moderate income persons or families for at least 40 years.

## Norwich-New London, CT HUD Income Limit Area

Median Family Income: \$84,800

FY 2018	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Very Low Income	33900	38750	43600	48400	52300	56150	60050	63900
60% Income Limit	40680	46500	52320	58080	62760	67380	72060	76680



0	Governmentally Assisted Units
1	Tenant Rental Assistance
25	CHFA/USDA Mortgages
+ 7	Deed Restricted Units
23	Total Assisted Units



## Housing Issues and Need

- Two groups in need of housing that is affordable: elderly and disabled citizens and younger residents.
- Choice is important for all income levels; we don't have any senior housing; no place for people that don't want to manage a yard.
- Senior citizens wish to remain in the town they grew up in or have lived for a significant period of time
- How to downsize in town (live in a home more compatible with their current needs and in some instances financial constraints).
- We feel like we have a lot of affordable units, but cannot count them under 8-30g.

