

Westport's 5-Year Affordable Housing Plan

Community Conversation

Tuesday, April 12, 2022, 7:00 PM

Town Hall Auditorium

MEETING MINUTES

Westport Officials on Panel & Support Staff:

Jen Tooker, 1st Selectman

Candace Savin, Board of Selectwomen

Danielle Dobin, Affordable Housing Subcommittee Chair and Planning and Zoning Commission Chair

Patrizia Zucaro, Planning and Zoning Commission member

Mary Young, Planning and Zoning Director

Michael Kiselak, Planning and Zoning Planner

Stephanie McNally, Planning and Zoning Administrative Assistant

Event Sponsors

Republican Town Committee

Democratic Town Committee

Save Westport Now

Coalition for Westport

Attendees

See attached attendance list.

Introduction

Larry Weisman, representing the Coalition for Westport, welcomed all attendees and explained that the Coalition is a minor political party formed by people interested in the land use process. He said the Coalition formed to contribute a counterpoint to Save Westport Now so people in Town hear different points of view. He said he's glad to see the people in attendance tonight because the 5-year Affordable Housing Plan is one of two functions of the Planning and Zoning Commission that really requires community input (the other being the Plan of Conservation and Development).

Mark Kirby, representing Save Westport Now, informed the audience that SWN is also a non-partisan planning and zoning-focused political party in Westport that selects candidates for elections that the group feels would be best for the Town. Mr. Kirby announced that SWN is excited for the opportunity to co-host the event and develop the 5-year Affordable Housing Plan. He expressed that there's an urgent need for affordable housing in Westport.

Mr. Weisman introduced the women that will be presenting tonight, including First Selectman Jen Tooker, Planning & Zoning Department Director Mary Young, and Planning & Zoning Commission Chair Danielle Dobin.

Presentations

Ms. Tooker highlighted the reasons that the decision to host tonight's meeting aimed at developing the 5-year affordable housing plan is important. She said it sends a message that Westport is committed to providing diverse housing opportunities. It's important to hear from the public for input in developing the plan. And she stressed that local decision-making is important, which this process supports.

Ms. Young gave a PowerPoint presentation, which is attached to the end of this document. She thanked the event's sponsors who have all been active in improving the affordable housing process. The presentation included a background explanation on how affordable housing is defined by the State per §8-30g and how developers can appeal if a town doesn't meet the minimum 10% affordable housing requirement. Ms. Young's presentation also explained the statutory requirement for an Affordable Housing Plan per §8-30j. The presentation highlighted reasons why achieving the goal of 10% affordable housing is difficult, such as high land prices. Ms. Young mentioned that WestCOG, the regional planning agency, is putting together a regional plan with solutions, which Westport plans to draw from as the Town creates its own plan.

Ms. Dobin gave a Powerpoint, which is attached to the end of this document, to highlight affordable housing initiatives in Westport. Ms. Dobin's presentation began with an explanation of historical reasons that make affordable housing a priority for the P&Z Commission today. She said Westport currently has about 3.75% of units currently designated as affordable. Since 2018, approximately 650 units have been approved or are under construction in Westport, but approved units are not reflected in the percentage until a Certificate of Occupancy is issued.

Ms. Dobin's presentation explained that Westport's Zoning Regulations now require all multifamily developments to be at least 20% affordable. The presentation included examples of such developments (completed and in progress) around Westport, including Belden Place on Main Street, Historic Saugatuck, 1135 Post Road East, and 1141 Post Road East. The presentation also provided information about accessory dwelling units, now permitted as of right in all zoning districts, which can help to fill in gaps in the available housing stock and provide below-market-rate housing.

Ms. Dobin highlighted initiatives to use less expensive land, such as land obtained from CTDOT on Post Road East at West Parish Road. The attached PowerPoint contains the full list of ideas presented for adding affordable housing. An idea started in New Canaan for an assessed fee on permits that goes towards an affordable housing fund that will be discussed at a P&Z Affordable Housing Subcommittee meeting tomorrow, 4/13.

Moderated Discussion

Ms. Savin offered members of the public in attendance an opportunity to share thoughts, suggestions, and questions with the panel.

Jimmy Izzo thanked everyone for their efforts and said he will email his ideas in writing.

Helen McAlinden of Homes with Hope expressed that there is a real need for affordable housing. She cited research that it takes an income of \$37.50/hour to afford a market-rate apartment in Fairfield County, which many families can't afford. She asked the panel to please consider adding more deeply affordable housing.

Dick Stein asked if there are any guarantees that Westporters will get into the provided affordable housing units? Ms. Dobin responded that there are no guarantees. Mr. Stein wanted to know where the residents are coming from then. He said he tracks demolition permits, and approximately 100 per year are issued, often for smaller homes that were potential low-income housing.

Sharon Wylie said she doesn't like the idea of the government picking winners and losers and doesn't like handouts. She thinks it leads to anger from people paying full price. She does not want public funds being used to create low-income housing in her neighborhood. She expressed concerns about single-family zoning being eliminated, but Ms. Dobin responded that the P&Z Commission has no such plans. Ms. Wylie closed by saying that Westport is an aspirational town and that people have no right to live in Westport if they can't afford it.

Matthew Mandell said he thinks Westport is doing a great job and is ahead of most other municipalities on their affordable housing plan. He said he's part of a State committee that will be putting out guidance for crafting plans but it won't be available until January 2023, after the June 2022 deadline for towns to adopt their plan. He has observed that the 8-30g statute hasn't been working as intended and the State may be starting to realize that.

Sal Liccione asked for an explanation of how many units of affordable housing are in Westport currently. Ms. Dobin responded that the P&Z Department maintains a spreadsheet of units. For example, Bedford Square has 5 deed-restricted units, which Mr. Waldman in the audience confirmed. Ms. Dobin explained the idea is to have mixed income development, not segregated. Ms. Young offered to send the spreadsheet to Mr. Liccione via email.

Nancy Kail thinks the West Parish project is a good, creative idea. She asked if there are other land such land acquisition opportunities? She offered that private school on-campus staff housing could be a model for creative zoning solutions that allow for similar staff housing. Ms. Dobin responded that she's been discussing additional land opportunities with Ms. Tooker. The Board of Selectwomen must start the process and make an 8-24 request to the P&Z Commission. Ms. Dobin added that existing buildings at Longshore offer an opportunity for repurposing. Barons South offers similar opportunities. Ms. Dobin explained that set-asides for teachers or staff wouldn't count under 8-30g, but other types of housing such as ADUs can help address these needs.

Ms. Dobin said the draft affordable housing plan will be made available with at least 35 days for public comment before the Commission acts on it.

Dick Lowenstein said he thinks the existing structures at Barons South would make good candidates for conversion to affordable housing. The red barn at the YMCA site could also be converted. Mr. Lowenstein said the State should be proactive with transferring land to municipalities for housing.

Mr. Weisman said he would like to see more emphasis on adaptive re-use of existing buildings, such as vacant office buildings. He also advised not to give up on the private sector, which can help the public sector achieve its goals.

Kathy-Ann Hart offered that she has noticed a kindness and caring atmosphere in Westport since moving from a comparable town in Massachusetts. She left her law practice to be an actress and therefore encourages the Town to add affordable housing units to support the arts community.

Patrizia Zucaro solicited feedback from the audience about implementing permit fees and a dedicated affordable housing fund similar to what New Canaan has established. No feedback from the public was offered.

Ms. Dobin responded that she doesn't have enough information to comment yet, but will know more after tomorrow's (4/13/22) Affordable Housing Subcommittee meeting. New Canaan's Town Planner will be in attendance to explain their system and answer questions. Ms. Dobin also added that the P&Z Department will be distributing a survey and seeking written feedback from the public in the coming weeks.

Ms. Harding suggested that fees could be assessed with the goal of providing funding to owners of historic properties for historic preservation. She also said she agrees with the idea of mixed-income developments.

Mr. Kirby of Save Westport Now provided his comments in writing:

"Save Westport Now is excited to be a co-sponsor of this evening's event because we believe that increased affordable housing is an urgent need for Westport. We applaud the efforts of the current P&Z and its chair, as well as the First Selectwomen's office, to bring this important conversation forward--and we're excited about their efforts so far to expand housing options through the use of state land and the creation of the new ADU ordinance.

But we also believe that there is much more to do to put the town in a proactive instead of reactive position. We encourage creative thinking and a new ideas that haven't been tried before in Westport, including the exploration of housing dedicated financing (such as a housing fund or innovative private/public/not-for-profit collaborations), the use of state and town owned land for affordable housing, the acquisition by the town of new sites for affordable housing, and working collaboratively with developers and apartment owners to convert apartments into deed-restricted units.

We would also like to start a conversation about ways to help tenants gain a foothold on the equity ladder—to finally become homeowners in our community. We would also like to see more of the federal ARPA funds, which were specifically earmarked to increase housing affordability, applied to improving housing affordability."

Ms. Dobin said she thinks attitudes in Westport towards affordable housing have changed over the years, using the Linxweiler property as an example. A past proposal to convert the building to affordable housing units faced opposition but Ms. Dobin thinks it's now a good candidate for affordable housing with good access.

Anna Rycenga, the Conservation Commission Chair, thought the New Canaan fee assessment idea is interesting. She noted that it sounds similar to open space fees and sounds like a good idea. She said she's an advocate for open space preservation.

David Waldman provided an idea to install parking meters downtown as a way to raise funds that could be put towards affordable housing creation. He said revenue could be raised from other Town-owned amenities, such as creating a Veteran's Green skating rink.

Jerry Romano, who lives on Saugatuck Avenue, questioned whether the Town's infrastructure (for example, roads and sewers) can handle the additional +/- 700 units it would take to meet the State's 10% affordable housing requirement. He asked for research into how much acreage the Town has that could be developed to create affordable housing. Mr. Romano added that a rail line running north-south through Connecticut would allow commuters from less expensive areas in northern CT to access Westport.

Ms. Dobin concluded the meeting at 8:20pm offering her thanks to all who attended. She told the audience that the information presented tonight is available as a handout and is available on the Town's website. Those who provided their contact information will be notified about future affordable housing events.

A full video recording of the meeting is archived and available on the Town of Westport's website, [here](#).

Respectfully Submitted By:

Michael Kiselak; Planning & Zoning Planner

April 13, 2022

Attachments:

- Attendance List
- PowerPoint Presentation by Mary Young, P&Z Department Director
- PowerPoint Presentation by Danielle Dobin, P&Z Commission Chair



STAY CONNECTED !

Westport's 5-Year Affordability Plan



www.westportct.gov/government/affordable-housing-plan

April 12, 2022 at 7:00pm - Town Hall Auditorium, A Community Conversation

#	NAME (PLEASE PRINT)	ADDRESS or ORGANIZATION (PLEASE PRINT)	CONTACT INFO. (E-MAIL)
1	Jen Tooker	First Selectwoman	JTooker@westportct.gov
2	Danielle Dobin	Chair, P&Z Commission	DDobin@westportct.gov
3	Mary Young	P&Z Director	MYoung@westportct.gov
4	Michael Kiselak	P&Z Planner	MKiselak@westportct.gov
5	Candice Savin	Selectwoman	csavin@westportct.gov
6	Stephanie Ross	Westport, CT	stephanieross @ earthlink.net
7	JANIS WYLANA	WESTPORT CT	Janis Wylan & Dan Deacy CT.com
8	MARK KIRBY	11 Treadwell Ave	mark.kirby@gmail.com
9	Jim Lzo	RTM	1220 James 620@gmail.com
10	Denise Rose	CFW	denise.rose@ad.com
11	Maeylan Meyer	2 Iris Lane	mas316@msn.com
12	John Botta	P&Z	jbotta@westportct.gov
13	Jim Foster	BOARD OF FINANCE	fosterjmh@gmail.com
14	Maeylan Meyer (Harding)		03-277-3600
15	Sharon Wylie		swylie49@gmail.com
16	Victoria Wylie		203-856-9267 vawylie89@gmail.com
17	Ann Wagner		aw.wagner2619@gmail.com
18	Jeff Wieser	RTM	wieser@westportct.gov
19	THANE CHANG	W. SCAMAL	
20	Matt Mandell	RTM	MMandell@westportct.gov
21			
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23			
24			
25			



STAY CONNECTED !
Westport's 5-Year
Affordability Plan



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3	Mary Young	P&Z Director	MYoung@westportct.gov
4	Michael Kiselak	P&Z Planner	MKiselak@westportct.gov
5	Anna Rycenga	Resident / Conservation Chair	annarycenga@gmail.com
6	Patrizia Zuraro	P&Z Commission	
7	Richard STEIN	Tree Board	RESTEIN57 e AOL
8	Larry Weisman	11 Greenwood Ln.	lpweisman@gmail
9	Mary-Lou Weisman	11 Greenwood Lane	marylouweisman@gmail.com
10	Helen McAtlin	59 Myrtle Ave	hmcAtlinden@whct.org
11	KATH-ANN HART	9 MAIN ST. # 2A	kathyann.hart@gmail.com
12	Ellie Lowerstein	372 Green Fair Rd.	elowerstein@gmail.com
13	Dick "	"	DICK LOWERSTEIN@FMAIL.COM
14	MARCIA FALK	P&Z	
15	Ferald Romano	38 Sagittak Av	gromano1@optonline.net
16	Nancy Kail	15 River View Rd	nancyrothkail@gmail.com
17	Jay Keenan	1 White Woods Ln	j.keenan@westportct.gov
18	Becky Martin	185 Nokoff	rmartin510@yahoo.com
19	CONDIE WARD	68 Halselt	condieward@gmail.com
20	Sai Loren	56 Church Ln	Salliorian@aol.com
21	Andrea Moore	2A Baker Ave	mooreandrea@me.com
22			
23			
24			
25			

**DRAFTING WESTPORT'S
5-YEAR
AFFORDABLE HOUSING PLAN**
*A COMMUNITY
CONVERSATION*

Tuesday, April 12, 2022

Town Hall Auditorium

7:00pm





THANK YOU to OUR CO-SPONSORS!

Planning and Zoning Department

Font Size:

Located in Westport Town Hall, Room 203

110 Myrtle Avenue Westport, CT 06880

Tel: 203-341-1030

E-mail: pandz@westportct.gov

Question Time with our Zoning Officials: 9:00am- 11:30am Mon-Fri.

Questions will be answered during the allotted times above you can always email your questions to pandz@westportct.gov at anytime.

[Outdoor Dining Applicants: Please See Form Below](#)

[Outdoor Activities Application](#)

[Affordable Housing Plan](#)

VISIT www.westportct.gov

STAY CONNECTED!

Affordable Housing Plan

EVENTS

[04-13-22 Affordable Housing Subcommittee Notice-Agenda](#)

[Email from M. Santoro re West Parish property_03-28-22](#)

[Powerpoint for 3/23/22 Community Kickoff Event](#)

[Westport Journal Article 3/23/22](#)

[Westport Journal Article 3/16/22](#)

[Press Release for 8-30j Affordability Plan Kickoff on Mar 16, 2022](#)

What is Affordable Housing?

[Affordable Housing Summary](#)

Moratorium Materials

[DOH List Showing Westport continues moratorium through 3-4-23](#)

[CT Law Journal Publication announcing Westport Moratorium in Effect](#)

Existing Affordable Housing

[Affordable Housing Units In Westport, Revised 03-23-22](#)

[2020 Affordable Housing Appeals List](#)

Connecticut General Statutes, Section 8-30j

[CGS 8-30j, Affordable Housing Plan Requirement](#)

Appointment of P&Z Commission to Draft Affordable Housing Plan

[Letter from Jim Marpe dated 10/27/21](#)

DRAFT WestCOG Regional Affordable Housing Plan

[Western Connecticut Regional Affordable Housing Plan - Draft November 2021](#)

Affordable Housing Plan Guidebook prepared by RPA, December 2020

[Guidebook prepared by Regional Planning Agency \(RPA\)](#)

**HERE IS A PRIMER
TO UNDERSTAND HOW THE
STATE OF CONNECTICUT
DEFINES
AFFORDABLE HOUSING
TO SET THE STAGE BEFORE
MOVING FORWARD...**

**CGS §8-30j. Affordable Housing Plan. Hearing and Adoption.
Amendments. Filing Requirement.**

(a) At least once **every five years**, each municipality shall prepare or amend and adopt an affordable housing plan for the municipality. Such plan shall specify how the municipality intends to increase the number of affordable housing development in the municipality...

Effective July 24, 2017

Affordable Housing Plan Requirement

BUT...CGS §8-30j WAS AMENDED BY P.A. 21-29 TO REQUIRE:

(a) **NOT LATER THAN JUNE 1, 2022,** AND AT LEAST EVERY FIVE YEARS THEREAFTER, EACH MUNICIPALITY SHALL PREPARE OR AMEND AND ADOPT AN AFFORDABLE HOUSING PLAN FOR THE MUNICIPALITY AND SHALL SUBMIT A COPY OF SUCH PLAN TO THE SECRETARY OF THE OFFICE OF POLICY AND MANAGEMENT, WHO SHALL POST SUCH PLAN ON THE INTERNET WEB SITE OF SAID OFFICE. SUCH PLAN SHALL SPECIFY HOW THE MUNICIPALITY INTENDS TO INCREASE THE NUMBER OF AFFORDABLE HOUSING DEVELOPMENTS IN THE MUNICIPALITY...*Effective OCT. 1, 2021*

Affordable Housing is defined in CGS §8-30g as:

- (a) Assisted Housing; or
- (b) A Set-Aside Development.

WHAT IS AFFORDABLE HOUSING?

ASSISTED HOUSING –

A housing development that receives financial assistance under any government program.

WHAT IS ASSISTED HOUSING?



Canal Park at 5 Canal Rd., Westport, CT

- Housing for the elderly and disabled
- Operated by the Westport Housing Authority

EXAMPLE OF ASSISTED HOUSING



GILLESPIE CENTER & HOSKINS PLACE, 45 JESUP RD. WESTPORT

- Emergency Shelter for Single Men and Single Women
- Operated by Homes With Hope

EXAMPLE OF ASSISTED HOUSING

SET-ASIDE DEVELOPMENT: A development in which not less than **30% of the dwelling units** will be conveyed by deeds containing covenants or restrictions which shall require that, for **at least 40-years** after the initial occupation of the proposed development, such dwelling units shall be **sold or rented** at, or below, prices which will **preserve the units as affordable to low and moderate-income households.**

Within the 30% Set-Aside Development:

- (a) Not less than 15%** shall be sold or rented to persons and families whose income is less than or equal to **60% of the state or area median income** (whichever is less); and
- (b) Not less than 15%** shall be sold or rented to persons and families whose income is less than or equal to **80% of the state or area median income** (whichever is less).

WHAT IS A SET-ASIDE DEVELOPMENT?



1177 Greens Farms, 1177 Post Road East, Westport, CT
-94 Studio & 1-Bed Apartments in a 2 and 4-story building

EXAMPLE OF A SET-ASIDE DEVELOPMENT



Saugatuck Village, Hiawatha La. Ext. Westport, CT
-157 Apartments in 4-Buildings (*approved, but not yet built*)

EXAMPLE OF A SET-ASIDE DEVELOPMENT

SET-ASIDE DEVELOPMENT: Of the 30% units set-aside as Affordable:

(a) 15% of the units must be sold or rented to persons and families whose income is 60% or less of the state median income and costs no more than 30% of their income; and

(b) 15% must be sold or rented to persons and families whose income is 80% or less of the state median income and costs no more than 30% of their income.

The State Median Income or SMI is \$102,600

According to the most current HUD figures:

60% of the SMI = \$61,560 based on a 4-person family

80% of the SMI = \$82,080 based on a 4-person family

**WHO QUALIFIES FOR AFFORDABLE HOUSING
IN A SET-ASIDE DEVELOPMENT?**

2021 Maximum Monthly Housing Costs of Affordable Units

	<i>80% Max Monthly Housing Costs</i>	<i>60% Max Monthly Housing Costs</i>	<i>40% Max Monthly Housing Costs</i>
<i>Studio</i>	\$1,356	\$997	\$638
<i>1-Bedroom</i>	\$1,429	\$1,044	\$660
<i>2-Bedroom</i>	\$1,697	\$1,235	\$773
<i>3-Bedroom</i>	\$1,934	\$1,401	\$867

**WHAT ARE THE CURRENT RENTAL RATES
FOR AFFORDABLE HOUSING IN WESTPORT?**

CGS §8-30G REQUIRES MUNICIPALITIES THAT HAVE NOT DOCUMENTED AT LEAST 10% OF THEIR HOUSING STOCK AS AFFORDABLE HOUSING ARE SUBJECT TO A HOUSING APPEALS PROCEDURE THAT PROVIDES DEVELOPERS WITH SIGNIFICANT RIGHTS TO APPEAL PLANNING & ZONING DENIALS OF AFFORDABLE HOUSING PROJECTS TO A SPECIAL APPEALS COURT WHERE THE MAJORITY OF APPEALS BY DEVELOPERS ARE SUCCESSFUL, AS THE REASONS FOR DENIAL ARE DEEMED INSUFFICIENT TO OUTWEIGH THE NEED FOR AFFORDABLE HOUSING.

**BESIDES DEFINING AFFORDABLE HOUSING
WHAT ELSE DOES CGS §8-30g DO?**

NOT ENOUGH!!

REMEMBER: TO AVOID THE SPECIAL APPEALS COURT CREATED BY CGS §8-30g, 10% OF A MUNICIPALITIES HOUSING STOCK MUST BE AFFORDABLE HOUSING.

IN 2021, WESTPORT REPORTED 390 OF THE 10,399 DWELLING UNITS QUALIFY AS AFFORDABLE HOUSING OR 3.75%.

CURRENTLY THIS NUMBER HAS GROWN TO APPRX. 400 UNITS (*AS MORE CERTIFICATES OF OCCUPANCY WERE ISSUED SINCE THE LAST REPORT*).

MORE UNITS WERE SCHEDULED TO HAVE BEEN CONSTRUCTED AND CO'D BUT FOR COVID-19, AND THE RISING COSTS OF CONSTRUCTION SUPPLIES AND LABOR RESULTING IN DELAYS ON SOME PROJECT STARTS.

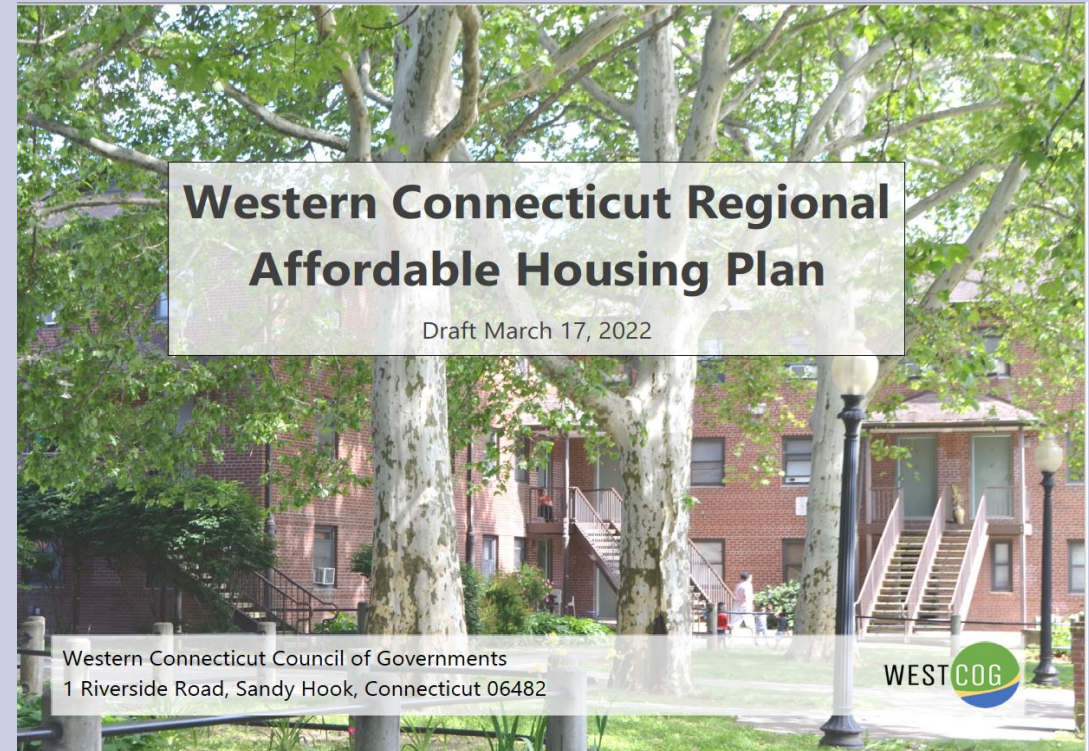
**HOW MUCH AFFORDABLE HOUSING
EXISTS IN WESTPORT?**

THE DEPT. OF HOUSING (DOH) IN 2021 REPORTED THE FOLLOWING
AFFORDABLE HOUSING FIGURES FOR WESTPORT AND ITS' PEER TOWNS:

- DARIEN 3.97%
- FAIRFIELD 2.81%
- GREENWICH 5.42%
- NEW CANAAN 2.91%
- WESTPORT 3.75%

**PEER COMMUNITIES ARE LIKEWISE SITUATED
DUE TO THE HIGH COST OF PURCHASING LAND**

THE WESTERN COUNCIL OF GOVERNMENTS (WESTCOG) IS WORKING ON A REGIONAL AFFORDABLE HOUSING PLAN PURSUANT TO CGS §8-30j TO ASSIST COMMUNITIES IN THE SOUTHWEST REGION TO INCREASE THEIR AFFORDABLE HOUSING INVENTORY.



**GOOD NEWS IS ON THE HORIZON!
WE HAVE REGIONAL PARTNERS.**



YOU CAN MAKE A DIFFERENCE! OFFER YOUR IDEAS FOR INCLUSION IN WESTPORT'S 5-YEAR AFFORDABILITY PLAN.

Architectural blueprints are shown on the left side of the image, featuring various floor plans with dimensions and grid lines. The blueprints are partially unrolled and overlap each other, set against a light blue background with a subtle wood-grain texture. The right side of the image is a solid light gray background.

AFFORDABLE HOUSING INITIATIVES IN WESTPORT

CREATIVE STRATEGIES TO INCREASE HOUSING DIVERSITY IN ONE OF THE NATION'S MOST EXPENSIVE SUBURBS

WHY IS THE P&Z COMMISSION FOCUSED ON CREATING AFFORDABLE HOUSING?

- For much of our town's history, the development of multifamily housing was limited. When it was permitted, units were deed restricted for seniors making it hard for families without the means to purchase single family homes, to live here. Today it's hard for teachers, police officers, nurses, seniors and young professionals to live in Westport.
- Historically, racially restrictive covenants kept Black, Jewish and other minority families from being able to purchase homes in Westport. These private covenants "ran with the land" and though they are no longer enforceable, we live with their legacy today.
- Creating pathways for a diversity of housing types to be developed tracks with modern values of creating equitable, diverse communities.
- In order to comply with state statute 8-30g, Westport must create more affordable housing or developers can bypass our local zoning laws to create oversized projects without P&Z approval.



WESTPORT NOW REQUIRES ALL MULTIFAMILY TO BE AT LEAST 20% AFFORDABLE

- Belden Place on Main Street is a great example of a recent multifamily project.
- There's a low profile façade with boutique yoga studio on Main Street
- Residential units with private outdoor space overlooking the Saugatuck River
- Public pocket park with benches at the river
- 20% affordable that included the adaptive reuse of an existing antique home

ADAPTIVE REUSE & RESTORATION OF ANTIQUUE HOME FOR TWO APARTMENT UNITS



HISTORIC SAUGATUCK – UNDER DEVELOPMENT
APPROVED MODERN MULTIFAMILY THAT EVOKES THE PAST @ KETCHUM STREET
THOUGHTFULLY DESIGNED TO ENHANCE THE NEIGHBORHOOD 20% AFFORDABLE.

OVER 179 APARTMENT UNITS ARE UNDER DEVELOPMENT IN SAUGATUCK!



1135 POST ROAD EAST

- Modern farmhouse design
- Village “feel” to minimize monolithic forms
- Height and rooflines that enhance the streetscape
- Inviting outdoor spaces
- Ground floor retail in the commercial zone





**ALMOST 100 UNITS OF ASSISTED LIVING, MEMORY CARE & INDEPENDENT LIVING @ 1141 POST ROAD E.
THE VALUE OF OFFSITE AFFORDABLE HOUSING: IN LIEU OF ONSITE STUDIOS, THE APPLICANT
PURCHASED AND DEED RESTRICTED TWO DIFFERENT 3 BEDROOM FAMILY HOMES IN TOWN**



ACCESSORY DWELLING UNITS & ACCESSORY APTS

- Last year our P&Z permitted “as of right” Accessory Dwelling Units (detached guest houses) and accessory apartments in every single zone.
- These new dwelling units won’t be deed restricted but they are naturally more affordable. Short term rentals aren’t permitted.



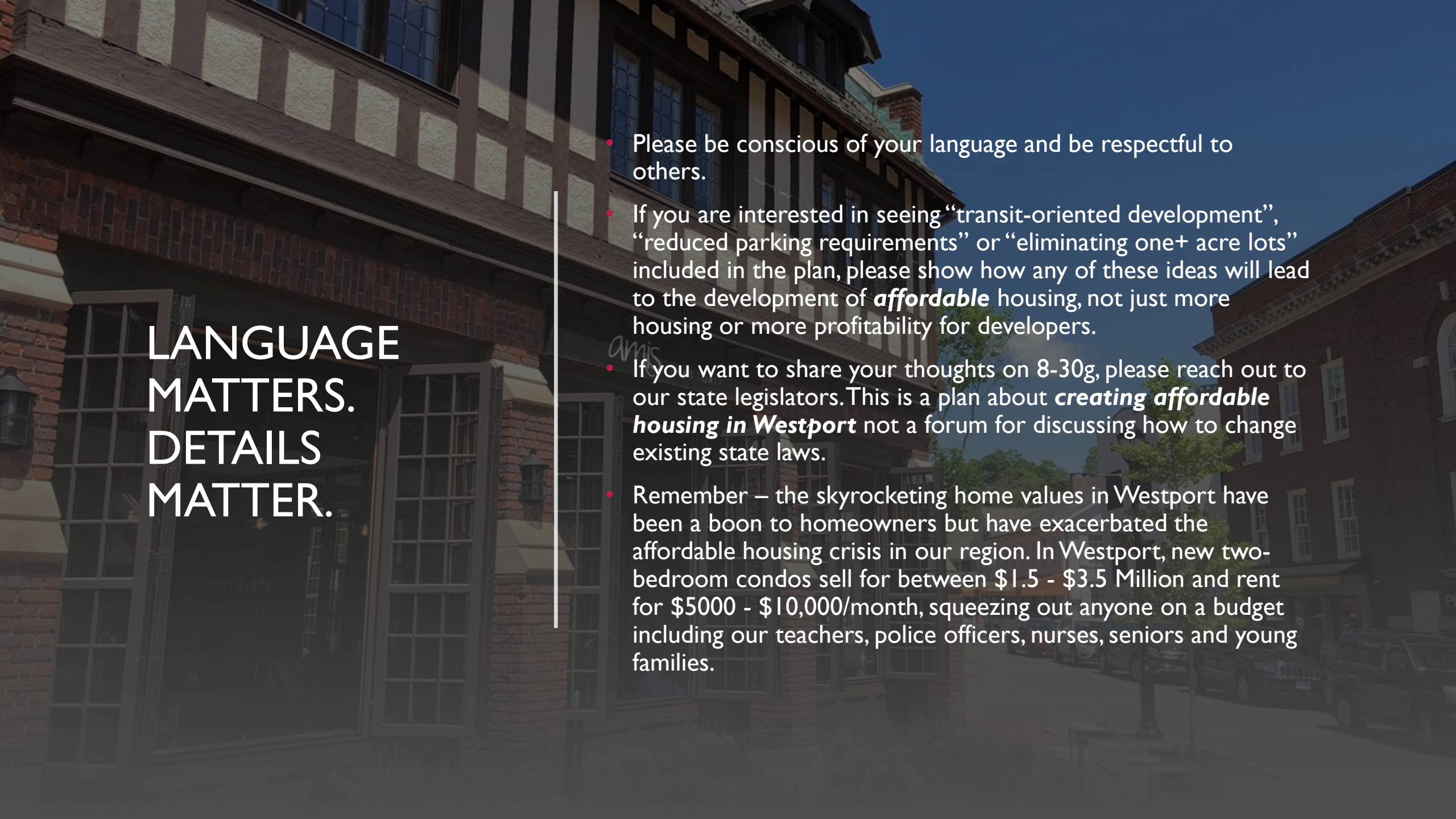
LEVERAGING STATE OWNED LAND TO CREATE GREATER AFFORDABILITY IN A SMALLER FOOTPRINT

- Together with the help of the Board of Selectmen (now women!), the P&Z Affordable Subcmte has worked with the CT Dept of Transportation to transfer state owned land on Post Road East & West Parish for an almost entirely affordable development.
- The Dept of Transportation is working with the Dept of Housing now to find the right developer (via an RFP) to create affordable housing for families in a central, accessible location.
- Instead of creating 100 units with only 30% affordable, our intent is to create a project that is 1/3 the size but 90% affordable.



OTHER IDEAS

- Creating a housing development fund like New Canaan.
- Leveraging town owned property to create affordable housing (an affordable fund would help!)
- Creating special development zones with density bonuses for projects that are 70% affordable.
- Allowing cottage clusters with an affordability component on larger lots instead of just McMansions
- Deed restricting existing town owned housing that exists at Baron's South, Longshore, etc.
- Using funds to "buy down" market rate units in existing developments
- We welcome your ideas and feedback to create affordable opportunities here without upending neighborhoods. We can maintain our small, coastal New England vibe while diversifying housing.



LANGUAGE MATTERS. DETAILS MATTER.

- Please be conscious of your language and be respectful to others.
- If you are interested in seeing “transit-oriented development”, “reduced parking requirements” or “eliminating one+ acre lots” included in the plan, please show how any of these ideas will lead to the development of **affordable** housing, not just more housing or more profitability for developers.
- If you want to share your thoughts on 8-30g, please reach out to our state legislators. This is a plan about **creating affordable housing in Westport** not a forum for discussing how to change existing state laws.
- Remember – the skyrocketing home values in Westport have been a boon to homeowners but have exacerbated the affordable housing crisis in our region. In Westport, new two-bedroom condos sell for between \$1.5 - \$3.5 Million and rent for \$5000 - \$10,000/month, squeezing out anyone on a budget including our teachers, police officers, nurses, seniors and young families.