

Housing Task Force

- Nancy Brown – Chair
- Stuart Adelberg
- Margarita Alban
- Kate Brennan
- Kathy Derene
- Princess Erfe
- Bill Finger
- Ellen Flanagan

- Diane Fox
- Judy Holden
- Ken Rogozinski
- Sam Romeo
- Mark Schroeder
- Peter Sweetser
- Bea Walko
- Mike Warner

Affordable Housing Objectives

- Objectives based on POCD
- Framework for recommendations



Definitions

Affordable Housing

- Tenants receive no government financial support to pay rent or mortgage
- Developer/owner has voluntarily agreed to limit rents or sale prices
- Limit is amount based on the Greenwich/Stamford/Norwalk Area Median Income.

Subsidized Housing

- Government financial support or subsidy is offered either to unit owners or tenants to reduce housing cost to low-income tenants.
- **Subsidy** – Portion of rent that is paid by a third party, other than the actual tenant.

Pillars of Affordable Housing Policy

- Based on the POCD
- Interdependent - all pillars necessary



January 30, 2012

Pillars of Affordable Housing Policy



January 30, 2012

Community Support

Action Item 3-8

- Establish a Housing Taskforce to review current types of housing supply and demand, to perform additional planning working with other public and private agencies and to recommend new strategies.

Recommendation

- Establish a Community Development Partnership (CDP)
 - Focal point for development, promotion, and coordination of Affordable Housing
 - Coordinates all phases of Town's affordable housing strategy
 - Recommends policy, strategic vision

Community Support

Action Item 3-8 (cont.)

- Establish a Housing Taskforce to review current types of housing supply and demand, to perform additional planning working with other public and private agencies and to recommend new strategies.

Recommendation (cont.)

- Establish a Community Development Partnership (cont.)
 - Community outreach through blue-ribbon panel
 - Self-funded public private partnership
 - Housing trust fund
 - Oversees compliance and enforcement
 - Coordinates with HATG

Community Support

Action Items 3-15

- Develop partnerships between and among social service agencies to expand “age in place.”

Recommendation

- Commission on Aging:
 - Team with community-based care providers
 - Continue to communicate services to seniors, families, and doctors

Community Support

Action Items 3-16

- Update [broaden] the range of housing choices available.

Recommendation

- Town encourage more elderly appropriate housing
- COA:
 - Maintain a current senior housing inventory
 - Study Continuing Care Retirement Community Zone

Community Support

Action Items 3-16 (cont.)

- Update [broaden] the range of housing choices available.

Recommendation (cont.)

- HATG investigate:
 - Expanding housing stock on existing properties
 - Developing affordable assisted living units
 - Services in existing developments -- allow aging in place

Community Support

Action Items 3-17

- Upgrade the various elderly housing developments as needed.

Recommendation

- HATG:
 - Continue to request CDBG
 - Explore resources for elderly housing capital needs

Community Support

Action Item 3-6

- HATG should partner with public and private groups and agencies to provide subsidized housing

Recommendation

- Collaborate with Town for subsidized affordable housing
 - Develop plans, programs, policies
 - Build relationships with subsidized housing developers
 - Upgrade and modernize existing subsidized housing stock

Community Support

Action Item 3-6 (cont.)

- HATG should partner with public and private groups and agencies to provide subsidized housing

Recommendation (cont.)

- HATG priorities
 - Upgrade and modernize its existing inventory
 - Strategic plan to renew existing units
 - Increase number of units
 - Find turn-key developers
 - Develop current residents skills for self-sufficiency

Community Support

Affordable Housing Objectives

- Provide attractive, affordable housing options to meet the needs of the Town's elderly, moderate-income workforce, and other residents challenged to find affordable Greenwich housing.

Recommendation

- Town encourage demographic diversity in affordable developments
- Priority to seniors, special needs, town workforce, other Town residents
- Workforce needs includes first responders and essential service providers

Pillars of Affordable Housing Policy



January 30, 2012

Zoning

Action Item 3-5

- Re-examine land use regulations to allow for additional flexibility in the townhouse and neighborhood zones without changing the traditional land use patterns.

Recommendation

- Modify zoning regulation 6-110(g):
 - Mitigate need to develop Small Unit zone
 - Eliminate Neighborhood zone
 - Maintain Townhouse and Small Unit Zones
 - Apply zoning regulations to developments under common control

Zoning

Action Items 3-7, 3-12 and 3-19

- Encourage subsidized housing in areas that are served by transit and owned by HATG.
- Encourage affordable and moderate income housing in areas served by transit.
- Consider revising existing Building Zone Regulations to allow, or require affordable and moderate income housing where appropriate in areas served by transit (bus routes and train stations).

Recommendation

- HATG should:
 - Focus development on existing properties on transit lines
 - Investigate new development along transit lines
 - Publicize transportation opportunities to HATG residents
- Action Item 3-11 covers transit zone needs

Zoning

Action Items 3-9 and 3-18

- Encourage increased utilization of the existing affordable accessory apartment regulations including the use of accessory buildings where appropriate.
- Promote the use of elderly accessory apartments and review the current Building Zone Regulations to provide more flexibility for creation or conversion.

Recommendation

- Accessory apartment regulations are up-to-date
- Update the structure eligibility date from 1980 to 2011
- Town educate homeowners about accessory apartment opportunities
- Town work with agencies to assist elderly home owners eligible for accessory apartment opportunities

Zoning

Action Items 3-11, 3-13 and 3-21

- Consider zoning regulations to require a percentage of multi-family development units as moderate income housing.
- Review BZR Section 6-110(g) Moderate Income Housing section to determine if incentives and restrictions are adequate to encourage development of moderate cost housing.
- Review the BZR to determine if the desired housing types and patterns are being properly addressed for Town needs.

Recommendation

- Affordable housing **Requirement** for future residential development
 - Encourage residential development in commercial zones
 - Protect residential zones

Zoning

Action Items 3-11 et al (cont.)

- Consider zoning regulations to require a percentage of multi-family development units as moderate income housing.
- Review BZR Section 6-110(g) Moderate Income Housing section to determine if incentives and restrictions are adequate to encourage development of moderate cost housing.
- Review the BZR to determine if the desired housing types and patterns are being properly addressed for Town needs.

Recommendation (cont.)

- Apply only to commercial and residential zones where 4 or more multi-family units permitted
- Applies in R-6 zone if 4 or more multi-family units proposed
- **Requirement** is additional 20% of all units proposed

Zoning

Action Items 3-11 et al (cont.)

- Consider zoning regulations to require a percentage of multi-family development units as moderate income housing.
- Review BZR Section 6-110(g) Moderate Income Housing section to determine if incentives and restrictions are adequate to encourage development of moderate cost housing.
- Review the BZR to determine if the desired housing types and patterns are being properly addressed for Town needs.

Recommendation (cont.)

- No Transfer Development Rights
 - TDR burdens Town to locate affordable housing
 - Fairness issue to preserve neighborhoods
- Preserve neighborhood character
 - Encourage small sites
 - Structures consistent with neighborhood character
 - Develop where Town infrastructure adequate

Zoning

Action Items 3-11 et al (cont.)

- Consider zoning regulations to require a percentage of multi-family development units as moderate income housing.
- Review BZR Section 6-110(g) Moderate Income Housing section to determine if incentives and restrictions are adequate to encourage development of moderate cost housing.
- Review the BZR to determine if the desired housing types and patterns are being properly addressed for Town needs.

Recommendation (cont.)

- Modify Reg. 6-110 (g) zoning regulations
 - Allows for Town's unique affordable housing needs and priorities
 - Allows expanded qualifying income limits

Pillars of Affordable Housing Policy



January 30, 2012

23

Incentives

Action Item 3-10

- Work with State legislators to modify Section 8-30g to use the median income of the Metropolitan Statistical Area (MSA) of Stamford-Norwalk, not the State median income which is too low for this area.

Recommendation

- First Selectman -- letters sent to State legislators

Incentives

Action Item 3-11 (in part)

- Consider zoning regulations to require a percentage of multi-family development units as moderate income housing.

Recommendation

- Affordable housing **Incentive**
 - Allowed only in zones where there is an affordable housing **Requirement**
 - No **Incentive** allowed in the R-6 zone (**Requirement** still applies)
 - **Incentive** is additional 20 percentage point density increase over existing affordable incentives
 - Grant affordable housing option as enforcement relief on non-conforming use

Pillars of Affordable Housing Policy



January 30, 2012

26

Funding

Action Item 3-8 (in part)

- Establish a Housing Taskforce to review current types of housing supply and demand, to perform additional planning working with other public and private agencies and to recommend new strategies.

Recommendation

- CDP manages affordable housing related finances
 - Facilitates development financing
 - Central point for affordable housing revenues and costs
- CDP revenues
 - Community Reinvestment Act
 - Developer buy-out payments
 - Private contributions
 - Public funding sources

Funding

Action Item 3-8 (in part)

- Establish a Housing Taskforce to review current types of housing supply and demand, to perform additional planning working with other public and private agencies and to recommend new strategies.

Recommendation

- CDP expenses
 - Compliance and enforcement
 - Affordable development facilitation and finance structure
 - Affordable housing administrative costs

Funding

Action Item 3-11 (in part)

- Consider zoning regulations to require a percentage of multi-family development units as moderate income housing.

Recommendation

- Affordable housing requirement buy-out provision (BOP)
 - Contribution equals average cost of **Required** affordable units
 - BOP limited to half of **Required** affordable units
 - Developer makes a contribution to CDP trust fund

Funding

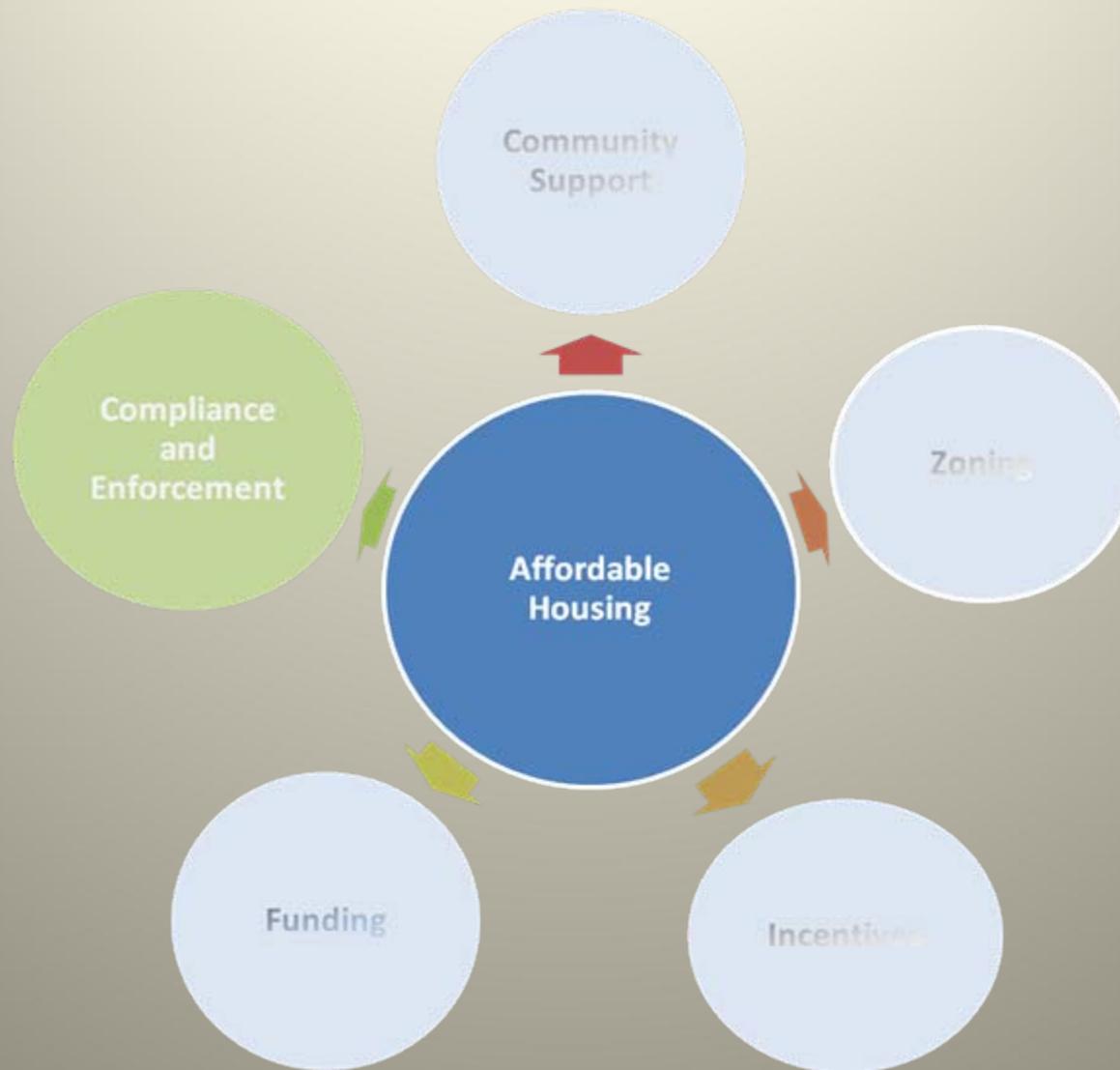
Action Item 3-11 (in part)

- BOP Example

Recommendation

- Assume a 10 unit residential development proposal
- Requirement is 2 additional units for a total of 12 units
- Average cost per unit is \$1MM
- Maximum BOP is \$1MM

Pillars of Affordable Housing Policy



January 30, 2012

31

Compliance and Enforcement

Action Items 3-14 and 3-20

- The Board of Selectmen should consider establishing a housing section within the current Community Development Office.
- Develop a strategy for housing enforcement.

Recommendation

- Compliance, accountability and enforcement a Town priority and responsibility
 - Town to authorize employee position to oversee compliance and enforcement
 - Cost of position offset by non-tax revenues (e.g., CDP residential housing trust fund)
 - Town require annual compliance certification with health and building codes