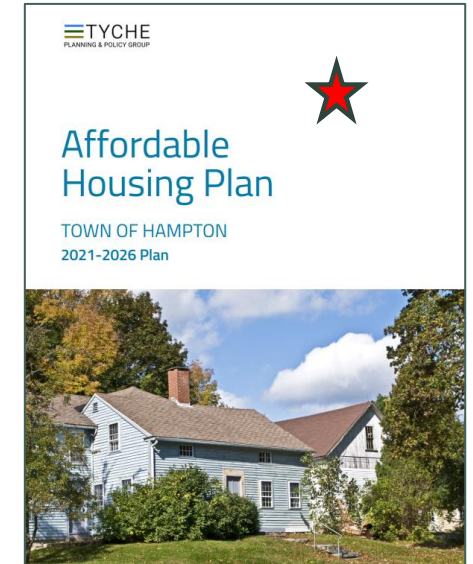
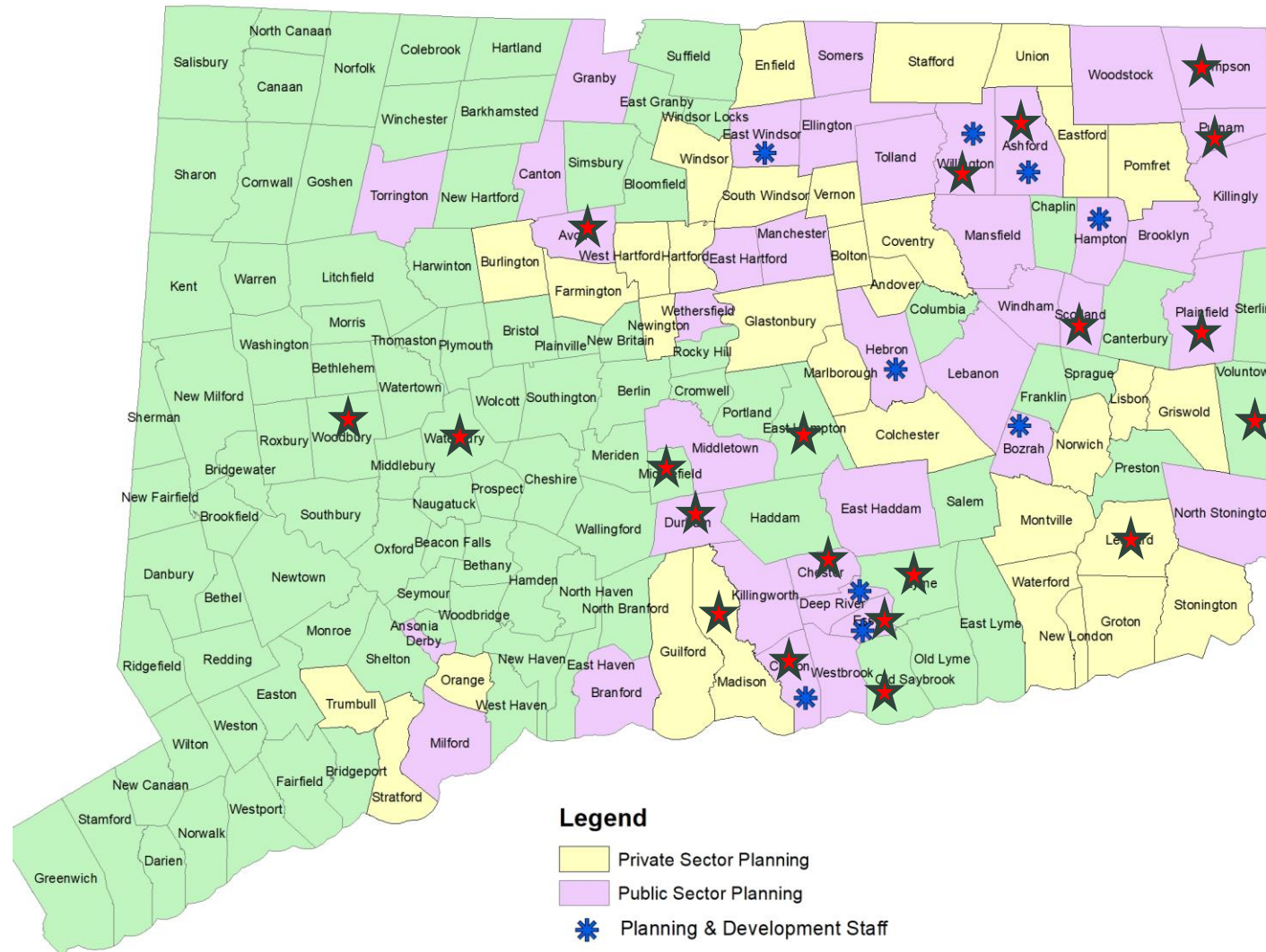


PLANNING FOR GLASTONBURY'S FAIR SHARE

John Guskowski, AICP
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ABOUT TYCHE PLANNING AND POLICY GROUP



Recent Experience with 8-30j
Affordable Housing Plans

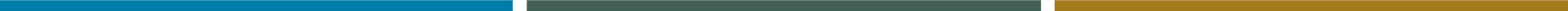
An aerial photograph of a suburban neighborhood with many houses and trees. In the background, a city skyline is visible under a blue sky with some clouds. The text is overlaid on the top half of the image.

Our charge from OCA & TALK: break down the
1,550 “fair share” units into reasonable action steps

ASSUMPTIONS

- **Market demand will be there**
“if you build it, they will come”
- Utilities could be extended, within reason
- No “Silver Bullet” – will need to be a broad combination of actions
- Some actions would not directly contribute to Fair Share number, but still needed to improve housing access
- Thanks to Glastonbury for GIS support



- 
1. Implement 8-2i Inclusionary Zoning as a Fundamental Development Requirement
 2. Implement Zoning Changes that are Critical to Enabling Fair Share Units alongside 8-2i
 3. Convert municipally owned, unrestricted land to affordable housing
 4. Make Direct Town Investment in Affordable Housing Development
 5. Convert Underused Retail/Office Facilities to Affordable Housing
 6. Implement Other Policy & Investment Strategies

RECOMMENDATION OUTLINE

RECOMMENDATIONS: IMPLEMENT 8-21 INCLUSIONARY ZONING AS A FUNDAMENTAL DEVELOPMENT REQUIREMENT

- (1) the setting aside of a reasonable number of housing units for long-term retention as affordable housing through deed restrictions or other means;
- (2) the use of density bonuses; or
- (3) in lieu of or in addition to such other requirements or conditions, the making of payments into a housing trust

Actual Percentage or Per-Unit Cost May Vary Based on Market, Location or Development Type



RECOMMENDATIONS: IMPLEMENT ZONING CHANGES THAT ARE CRITICAL TO
ENABLING FAIR SHARE UNITS ALONGSIDE 8-21

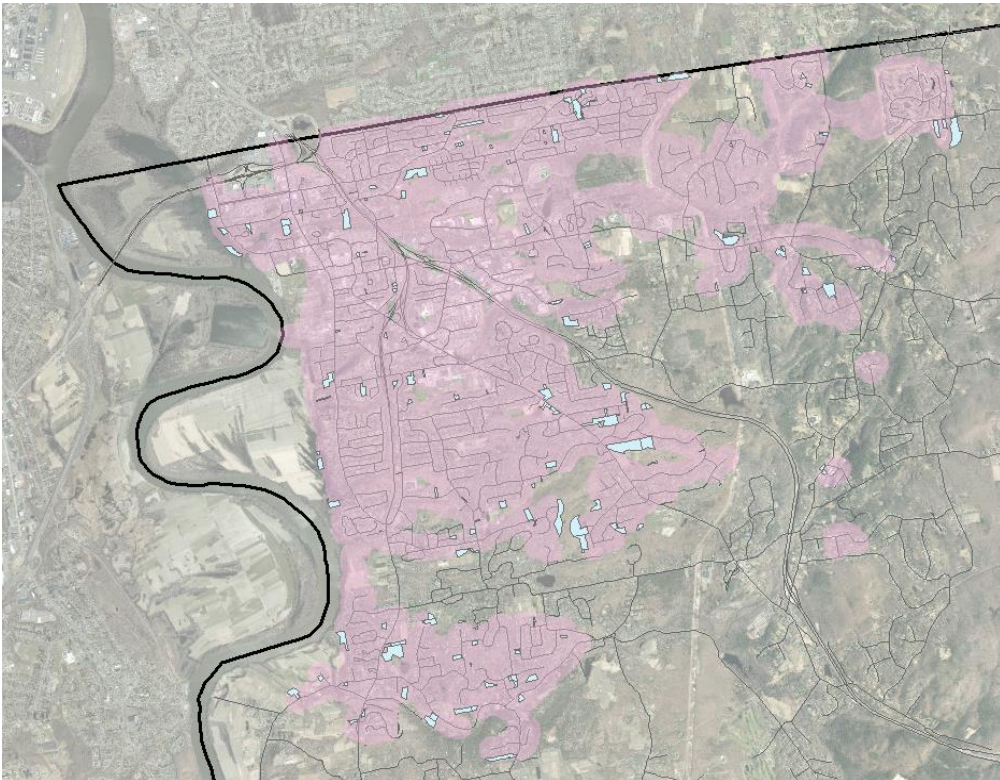
a. Allow Inclusionary “Missing Middle” Housing on Single-Family Lots without Public Sewer/Water Service



- Development of Vacant Residential Parcels with Small-Scale Multifamily
528 lots x 0.3 to develop x 5 units per x .25 affordable = 198
- Conversion/Redevelopment of Existing Residential Lots
10,000 lots x .025 to redevelop x 5 units per x .25 affordable = 312

RECOMMENDATIONS: IMPLEMENT ZONING CHANGES THAT ARE CRITICAL TO ENABLING FAIR SHARE UNITS ALONGSIDE 8-21

b. Allow Inclusionary Moderate Density Multifamily Housing on Single-Family Lots with Public Sewer/Water Access



- Development of Vacant Residential Parcels
175 lots x 0.5 to develop x 14 units per x .25 affordable = 309
- Conversion/Redevelopment of Existing Residential Lots
4,500 lots x .01 to redevelop x 14 units per x .25 affordable = 157

RECOMMENDATIONS: IMPLEMENT ZONING CHANGES THAT ARE CRITICAL TO ENABLING FAIR SHARE UNITS ALONGSIDE 8-21

c. Reduce or Eliminate Minimum Lot Sizes in Certain Residential Zones

- Move from arbitrary (1.5 acre? 2 acre?) to scientific (soil-base)
- Allow “free splits” and simple two-lot subdivisions
- Charge simple Inclusionary Fee for Housing Trust



Free Splits/Simple
Subdivision of Lots > 2 ac.
*1000 lots x 0.1 to split x
\$5,000 fee = \$500,000*

d. Increase Maximum Lot Coverage — From 10-15% to 25+%

RECOMMENDATIONS: IMPLEMENT ZONING CHANGES THAT ARE CRITICAL TO ENABLING FAIR SHARE UNITS ALONGSIDE 8-21

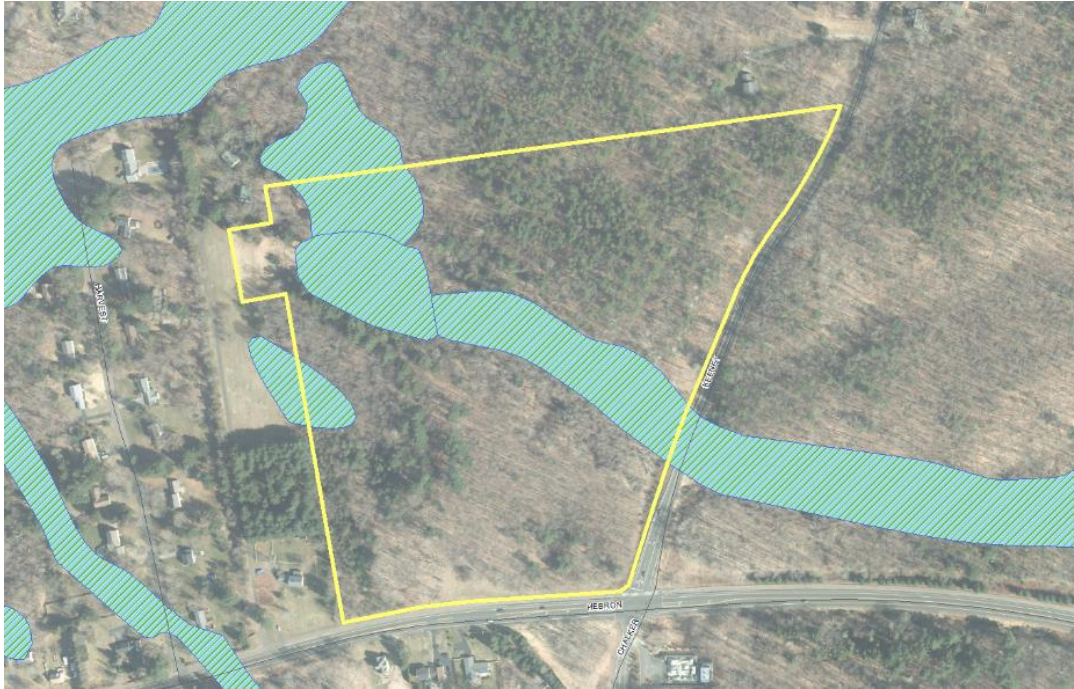
c. Streamline and Encourage Planned Area Development (PAD) Projects for Larger-Scale Inclusionary Developments



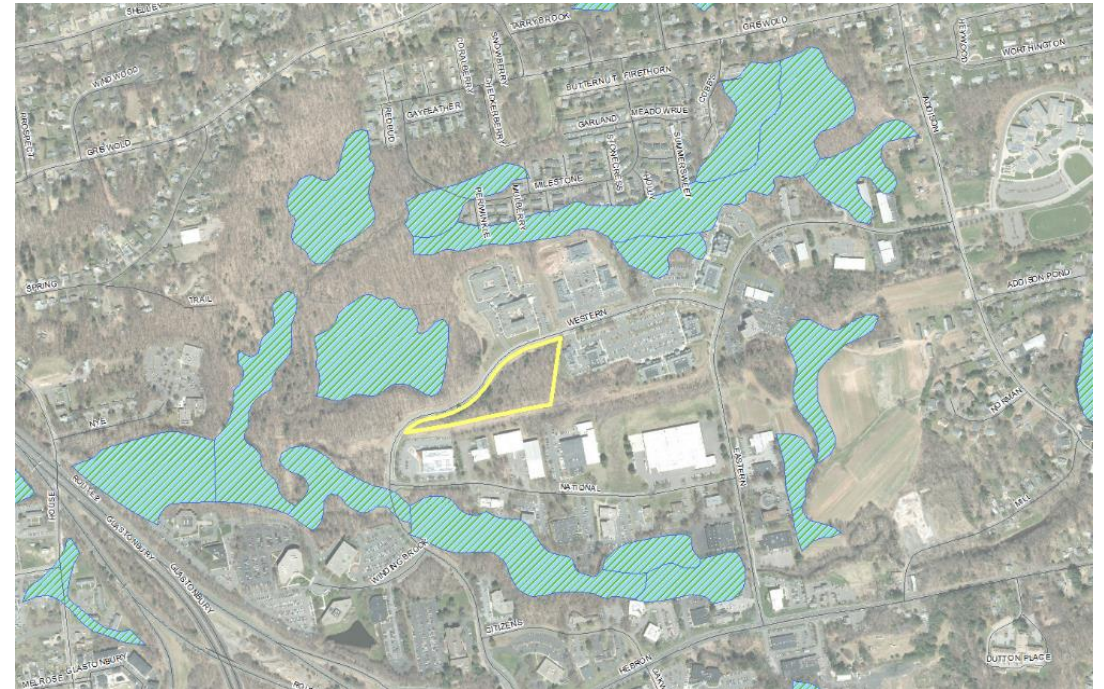
- Targeting properties within 500' sewer/water buffer area
- Focus on higher-potential/higher-capacity properties

*20 parcels x 24 unit avg. x .25 affordable = 120 units
(but could be significantly more)*

RECOMMENDATIONS: CONVERT MUNICIPALLY OWNED, UNRESTRICTED LAND TO AFFORDABLE HOUSING



Lot N-61 Hebron Avenue/Keeney Street
32 acres, dual road frontage, sewer/water
Townhouses ~ 200 units (12 u/a)
Apartments ~ 400 units (20 u/a)



280 Western Boulevard
5 acres, sewer/water
Apartments ~ 100 units (24 u/a)

RECOMMENDATIONS: MAKE DIRECT TOWN INVESTMENT IN AFFORDABLE HOUSING DEVELOPMENT



- Create New Municipal Housing Development Entity
- Increase Direct Funding to Glastonbury Housing Authority
- Work with Private Developers on LIHTC Projects

**\$25 million investment over
10 years ~ 100-150 units**

RECOMMENDATIONS: CONVERT UNDERUSED RETAIL/OFFICE FACILITY TO HOUSING



- Diminished Interest in Office Space post-COVID
- Constructed, Undervalued Large Properties w/all Utilities
- Modification of Zoning to Allow Retro-Fits, Inclusionary

Conversion of 3-5 similar buildings with avg. retrofit apartment Size 800 sf ~ 100-150 units

RECOMMENDATIONS: OTHER POLICY & INVESTMENT STRATEGIES

Purchase of restrictions on existing apartment units as an alternative to new housing construction



“Buy-down” of rental costs for 100 units over 10 years ~ \$10 million

Create a Municipal Down-Payment or Entry-Level Affordable Purchase Incentive Program



RECOMMENDATIONS: OTHER POLICY & INVESTMENT STRATEGIES

Allow Accessory Apartments and Second Units As-Of-Right (per PA 21-29)



5% of 10,800 units = 500-600 new accessory apartments

10% of apartments restricted = 50-60 affordable units

Provide Financial Incentives for Affordable Accessory Units

- 10-year restriction
- Local tax abatement to cover rent “delta”
- Administrative support

THANK YOU



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