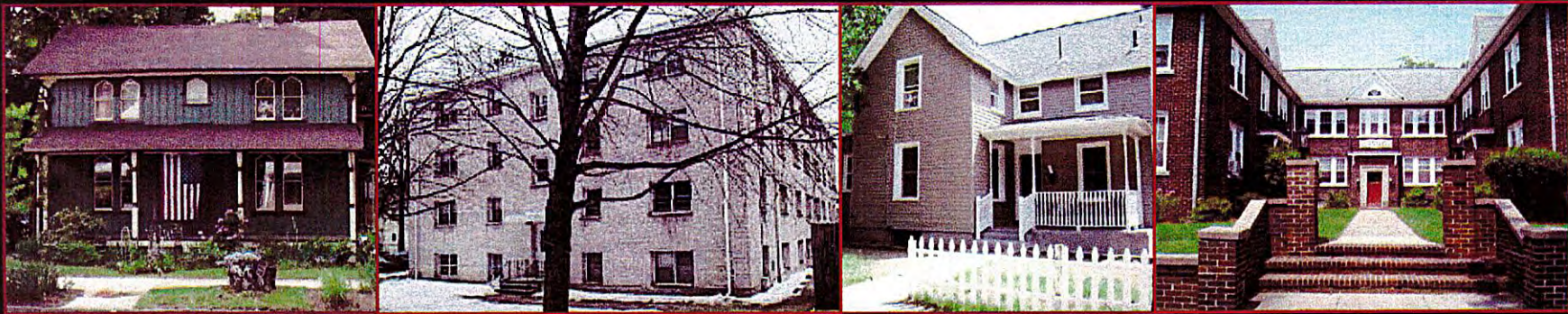


Housing Needs Analysis for Economic Growth

City of West Haven, Connecticut



Presented by



BBP & Associates, LLC

March 24, 2011

Agenda

- Introductions
- Purpose of Project
- IHZ Program Summary Review
- Overall Approach/Process
- Findings and Observations
- Housing Plan/Draft Regulation
- Discussion
- Next Steps

Purpose of Project

- Examine housing needs for economic growth in the context of the Incentive Housing Zone
- Provide guidance to the City

Incentive Housing Zone (IHZ) Program Summary

- Optional State program promoting compact, mixed-income housing through Incentive Housing Overlay Zones
- City controls location, appearance and amount of new housing
- Authorized funding through state legislation

Incentive Housing Zone (IHZ) Program Summary

- State funds subject to availability
 - \$2000/unit upon OPM Approval
 - \$2,000/unit and \$5,000/single family home when permits are issued
 - Education cost reimbursement for pupil generation to public schools
- No funds authorized at this time

IHZ Program Summary

- New or rehab / sales or rental
- Target households
 - 80% of Regional Area Median Income
 - Household Earning \$64,160 (Equivalent Market Rent of \$1,558)
- Density threshold requirements
 - 6 units/acre single-family detached
 - 12 units /acre townhouse or duplex
 - 20 units/acre multifamily
- 25% density increase from underlying zone

Completed Work Program

I: Project Kickoff

1. Project Mobilization – Goals & Objectives

II: Community Housing Profile

2. Housing Inventory
3. Demographic Analysis and Affordability Profile
4. Infrastructure, Public Services Environmental Assessment
5. Existing Planned Land Use and Zoning Evaluation
6. Parcel Mapping

III: Draft IHZ Regulations

7. Identification of locations, unit type, mix and densities
8. Plot IHZ Boundaries on Zoning Map
9. Calculation of Maximum Built-Out

IV: IHZ Housing Plan

10. Impact of IHZ regulations and location configurations
11. IHZ Housing Plan will provide the foundation for the start of the IHZ adoption process



Findings & Observations

- Increase of 245 households since 2000, projected to increase by 48 between 2010 and 2014
- \$1,558 is the maximum affordable rental rate for the IHZ Target Income Range
- West Haven's median gross rental rate is \$959/month, very similar to the Region
- Target IHZ home price for the region is approximately \$228,665
- West Haven's median home value is \$202,901, about \$50,000 less than the region
- Benchmark affordable rental/sales prices are higher than current market rate in West Haven

Findings & Observations

- Use additional density provided by IHZ to help implement targeted housing for the identified focus areas
- Additional density adds value to the project for the private sector investor, acting as its own incentive
- Additional density will increase a development site's potential real property tax assessment, with a corresponding increase in revenues to the City

Identification of Focus Areas

Downtown infill

Mantilia Motors (Downtown)

Armstrong Site (TOD)

Bilco Site (West River Crossing)

University of New Haven area



Focus Area – Downtown District

- Infill housing to support downtown redevelopment efforts
- Potential re-use of Mantilia Motors auto dealership site
- At 3,000 to 4,000 square feet per building, 6 to 8 units could be rehabbed on upper floors. Density is consistent with IHZ (greater than 20 units/acre)
- Need to address parking requirement – opportunity for shared parking
- Create a critical cluster of 5 to 10 buildings yielding 30 to 80 units



Mantilia Motors Site

- 4.13 Acres (180,000 SF)
- Residential redevelopment could render 180 dwelling units by right in the CBD zone
- IHZ could allow 225 units that could be accommodated
- IHZ adds \$506,925 in density value, based on property assessment, providing a significant incentive for the prospective developer
- IHZ will increase tax base to the City



Mantilia Motors Site

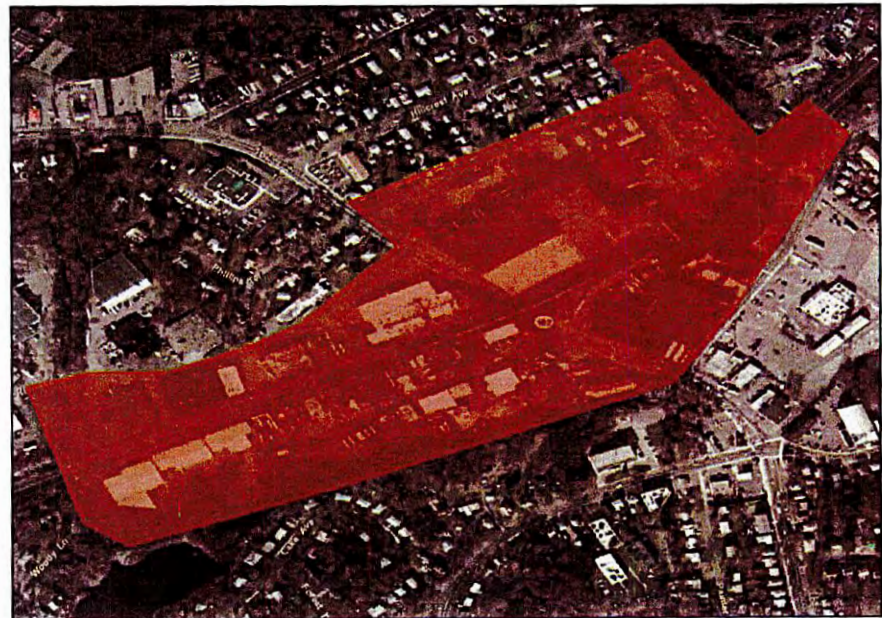


225 Dwelling units under IHZ
6,000 SF Commercial
367 Surface parking spaces
Max. Building Coverage
6 Stories
8% Open Space

The additional density complies with all other CBD zoning regulations

Focus Area – Transit Oriented District

- Future home of West Haven Railroad Station
- Opportunity for re-use of Armstrong buildings
- Residential and mixed-use development proximate to train station



Armstrong Parcels

- 15.91 Acres
- 1.15 million square of space in two buildings
- If developed residential, has potential for 693 dwelling units in TOD zone
- IHZ could allow for a total of 866 units which could be accommodated under zoning
- IHZ could add \$2.28 million in density value, based on property assessment, providing a significant incentive for the prospective developer
- IHZ will increase tax base to the City



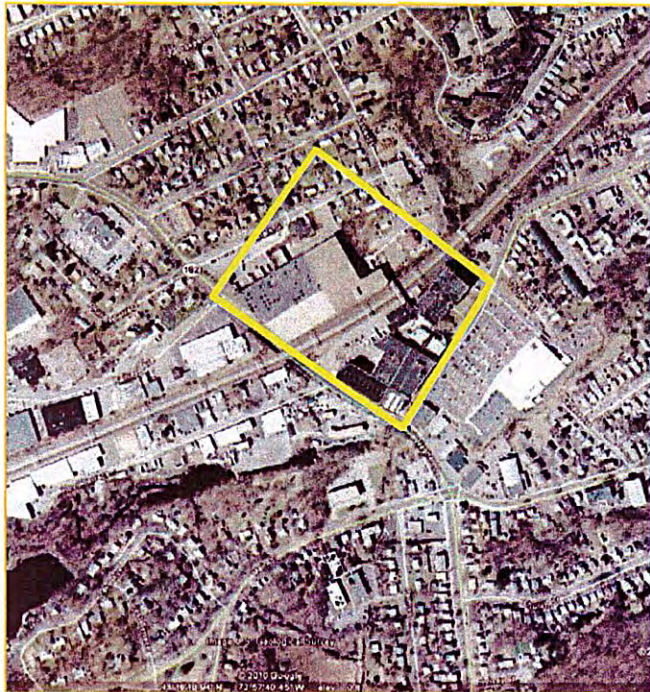
Armstrong Parcels



866 Dwelling Units
50,000 SF Commercial
1,983 Parking Spaces in a 4-story garage
8 Stories
Open space of 49%

The additional density still complies with all other TOD zoning regulations

Armstrong Parcels



866 Dwelling Units
50,000 SF Commercial
1,983 Parking Spaces in a 3-story garage
Larger building footprint
Nearly max. building coverage
7 Stories
Open space of 61% - could support additional development

The additional density still complies with all other TOD zoning regulations

Focus Area – West River Crossing

- Shoreline redevelopment area
- Opportunity for rehabilitation and new construction
- Marry waterfront redevelopment goals with Incentive Housing Zone



West River Crossing Parcels

- 11.58 Acres
- If developed residential, could support 252 dwelling units in WD zone
- IHZ could allow 315 dwelling units with adequate surface parking and meet open space requirements
- IHZ could add \$1.14 million in density value, providing a significant incentive for the prospective developer
- IHZ will increase tax base to the City



West River Crossing Parcels

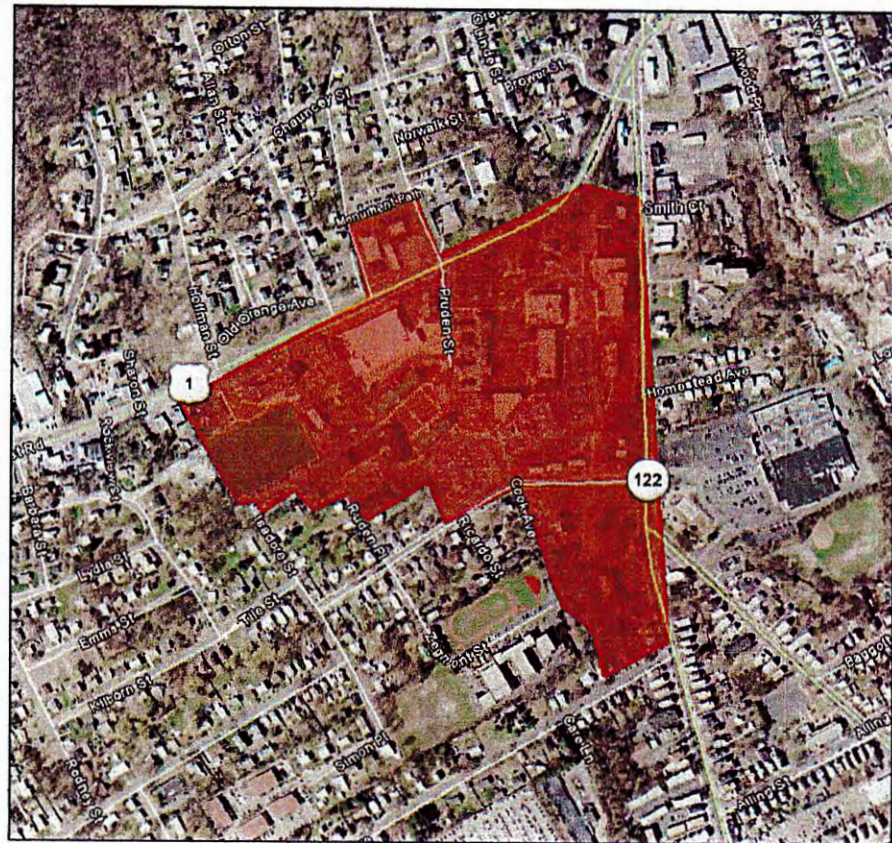


315 Dwelling Units
35,000 SF Commercial
806 surface parking spaces
Height 3 Stories
52% Open Space

The additional density still complies with all other
WD zoning regulations

Focus Area – University of New Haven

- Need for housing to serve students
- Opportunity for infill development
- Depends on cooperative effort with University



Implications

- Density bonus creates additional value
- A 25% density bonus at a base land value of \$10,000 - \$15,000 per dwelling unit is the equivalent of a \$2,000 to \$3,750 incentive for each unit
- Density bonus value created exceeds the state program incentive (if it were available)
- Density bonus increases tax base to the City

Implications

- West Haven is already meeting the affordability requirements for the Incentive Housing Zones Program
- Opportunity to provide affordable housing to the region while creating market rate housing for the City

Deliverables

- Housing Needs Analysis Report
 - Housing Inventory
 - Economic and Demographic Analysis
 - Community Housing Profile
 - IHZ Housing Plan
 - Identification of Funding Sources

Deliverables

- Draft IHZ Overlay Zone Regulations
 - Purpose
 - Definitions
 - Location of IHZ
 - Applicability of IHZ
 - Permitted Uses
 - Site Plan Approval
 - Housing and Housing Affordability
 - Density Requirements

Questions & Comments

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