

PLAN OF CONSERVATION AND DEVELOPMENT



PUBLIC FORUM #4

RESIDENTIAL DEVELOPMENT

MARCH 18, 2009

AGENDA

7:30 Welcome and Introductions, Purpose of the Meeting

7:35 Background Information

Residential Data

Housing Affordability in Woodbury

Compliance with Affordable Housing Law

Survey Results

Zoning and Subdivision Provisions

1999 POCD Goals and Recommendations

Regional Land Use Recommendations, 2008

7:50 Discussion

8:50 Wrap-Up

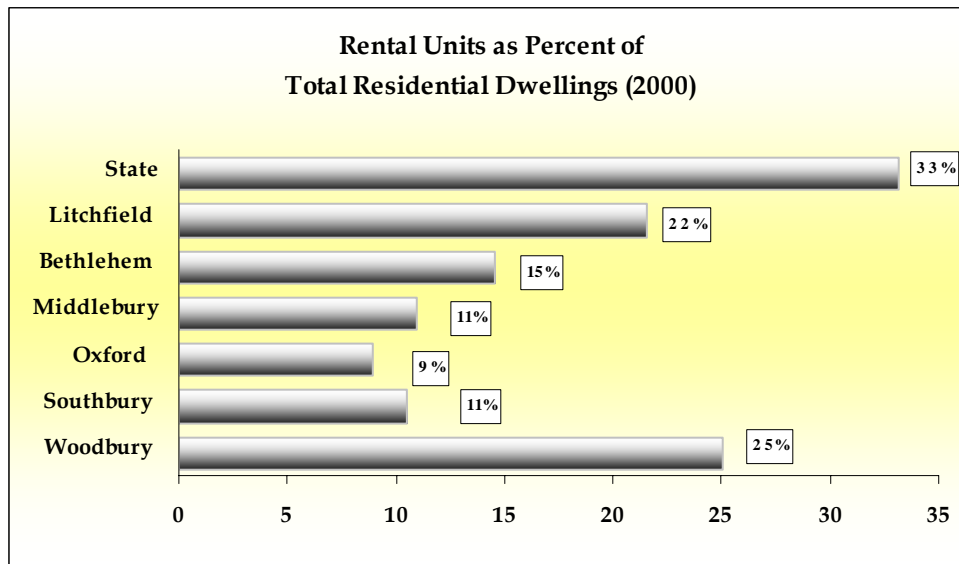
Makeup of the Housing Stock

Units in Structure

Single Family Detached	3,622	67.8%
Single Family Attached	438	11.3%
Two Family	130	3.4%
3-4 Family	260	6.7%
5-9 Units	167	4.3%
10-19 Units	121	3.1%
20 or More Units	131	3.4%
Mobile Homes	0	0%
Total	3,869	100%

Source: U.S. 2000 Census. Data based on a sample.

Average Household Size:	2.48
♦ Of Owner Occupied Units	2.68
♦ Of Renter Occupied Units	1.88



Source: U.S. Census, 2000

- ❖ Woodbury has a high percentage of its housing stock as rental units, which helps to provide some diversity of housing choices.
- ❖ There are 745 residential condominium units, or 20% of total housing stock. 400 of these are at Woodlake.

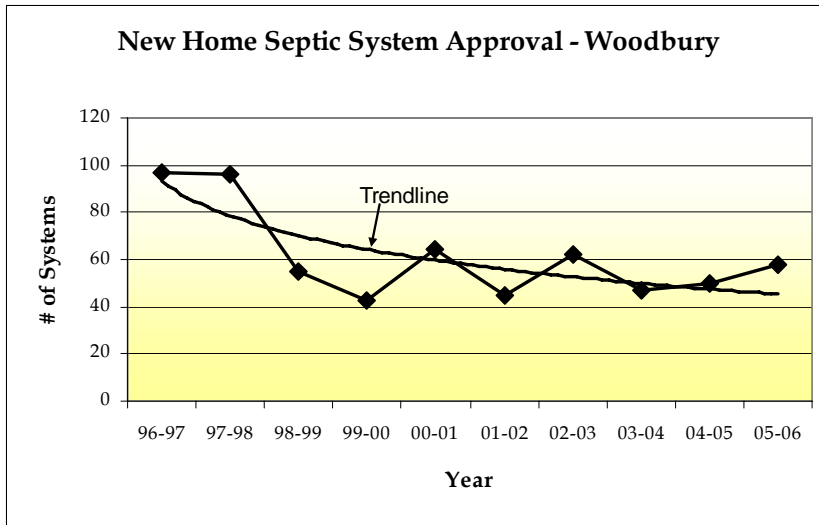
Infrastructure

- ❖ Lack of public water and sewer systems hinder multi-family housing development.
- ❖ The unofficial “Sewer Avoidance Policy” implies that Woodbury will continue to develop at a low residential density.

New Dwelling Units (All Single Family)

Year	Units
1998	76
1999	44
2000	43
2001	49
2002	51
2003	59
2004	36
2005	38
2006	22
2007	27
Total	445
Average	44.5

Source: US Census

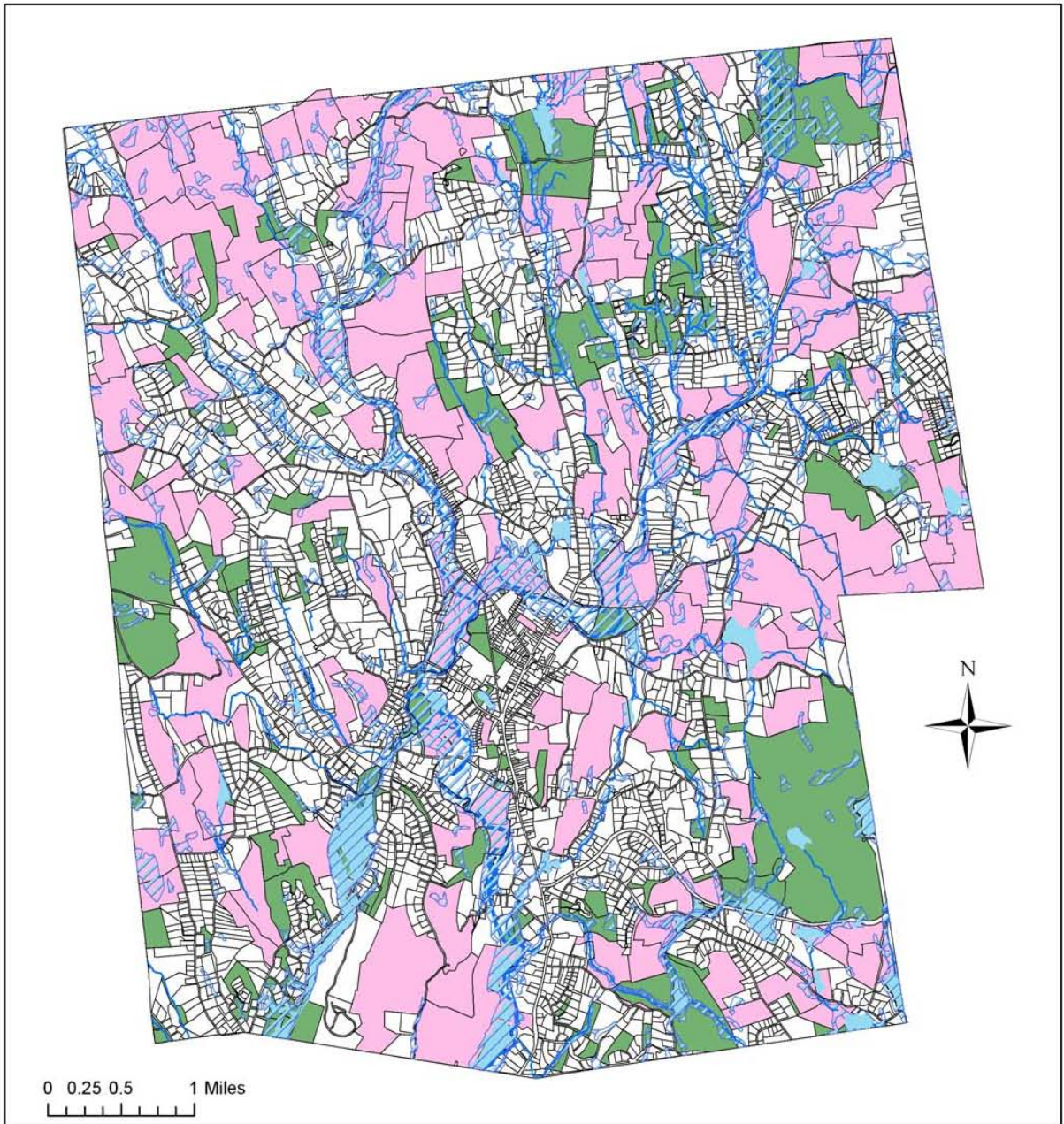


96-97	97
97-98	96
98-99	55
99-00	43
00-01	64
01-02	45
02-03	62
03-04	47
04-05	50
05-06	58
Total	617
Average	62

Source: Pomperaug Health District

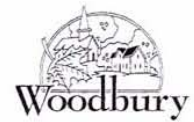
Here's Woodbury – Information About Our Town

Figure 22

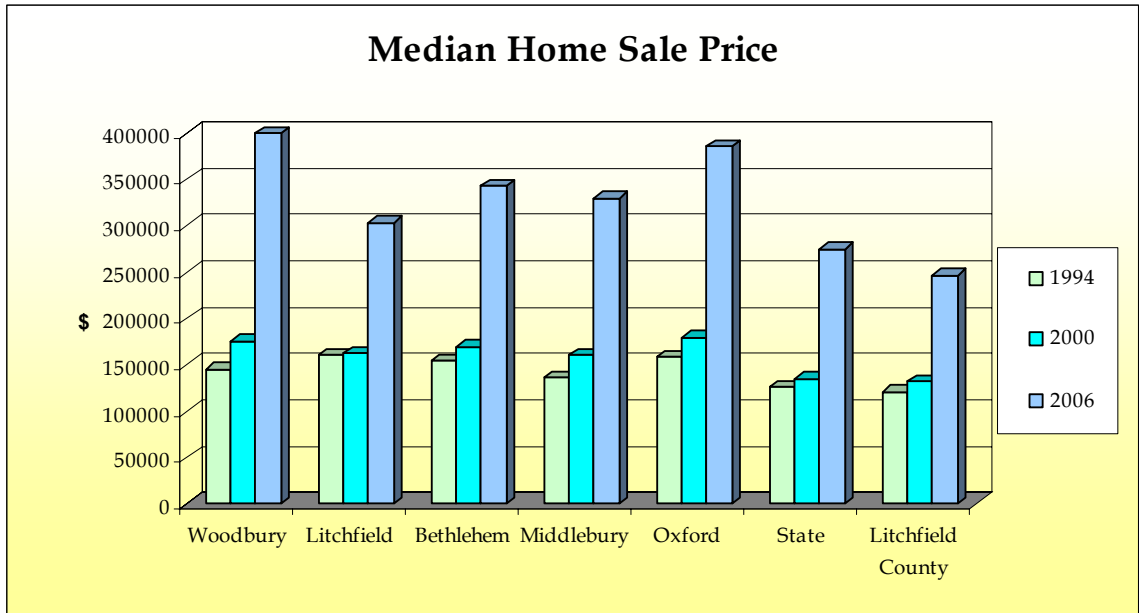


Land Categories	
	Existing Open Space
	25 Acre + Parcels
	Wetlands and Floodzone

Town of Woodbury Residential Development Potential

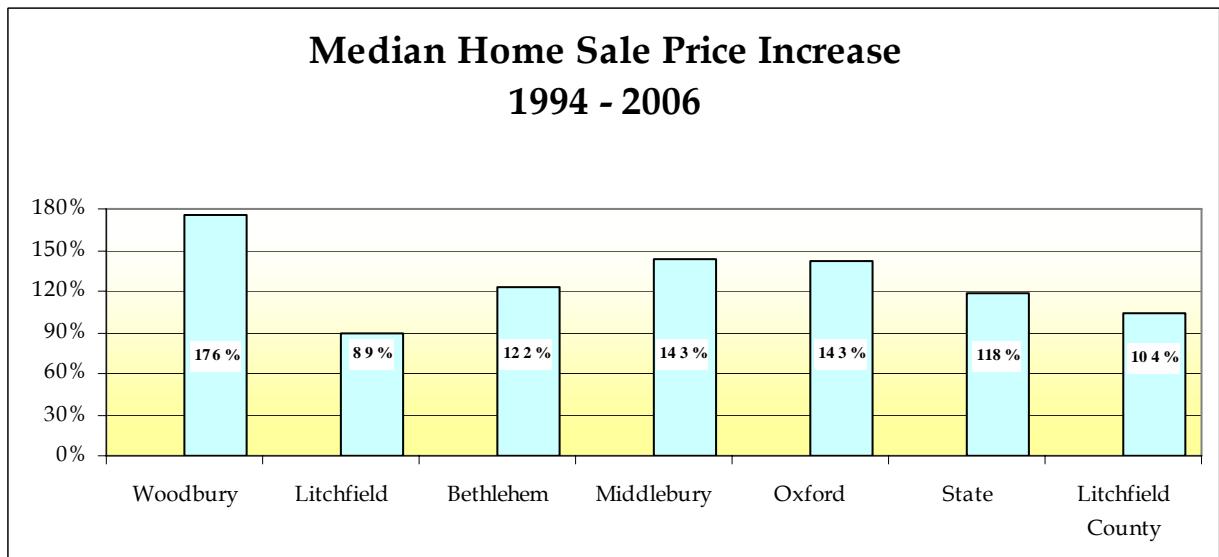


Woodbury Land Use Office 2007



Source: Connecticut Town Profiles, CERC, DECD

- ❖ The median sale price increased from \$145,000 in 1994 to \$400,000 in 2006.



Source: Connecticut Town Profiles, CERC, DECD

- ❖ Between 1994 and 2006, home prices in Woodbury increased at a faster rate than in any surrounding community, 176%.
- ❖ However, there remains a significant population with limited income. Of the 3,710 households counted in the 2000 Census, 157 had incomes under \$10,000, and another 323 had incomes between \$10,000 and \$24,999.

Housing Affordability

Median Sale Price of a Single-Family Home in Woodbury: \$404,400

Source: Connecticut Economic Resource Center (CERC) and the Warren Group, Second Quarter, 2008

Income Needed to Buy a Median Priced Home in Woodbury

Assume 30-year term, 5% interest, 10% down payment, private mortgage insurance

Down Payment (10%):	40,440
Mortgage Amount:	<u>364,000</u>
Total Cost	404,440

Mortgage Payment:	1,954
Taxes:	808
Insurance:	<u>320</u>
Total Monthly Payment	3,082

% of Income for Housing:	30%
Income Needed:	123,300
Percent of Median Income	148%

Price of a Home Affordable to a Household Earning 80% of the Median Income

Median Income, February, 2008	83,400
80% of Median Income:	61,500
30% of Monthly Income:	1,537

Mortgage Payment:	974
Taxes:	403
Insurance:	<u>160</u>
Total Payment	1,537

Down Payment (10%)	20,165
Mortgage Amount	181,500
Total Cost	201,665
Percent of a Median Priced Home:	50%

Conformance to Affordable Housing Land Use Appeals Law

- ❖ 2.1% of Woodbury’s housing stock meets the definition of “affordable” under C.G.S. Section 8-30g.
- ❖ Based on the 2008 Affordable Housing Appeals List, 31 communities are exempt from the Affordable Housing Land Use Appeals Procedure under C.G.S. Section 8-30g.

Table 6.3 Governmentally Assisted Housing Units in CNVR, by Municipality: 2006

Geographic Area	Housing Units				Assisted Units as Percent of Total Housing
	Government Assisted	CHEA Mortgages	Deed Restricted	Total Assisted	
CNVR	8,890	3,039	488	12,417	11.3%
Waterbury	6,923	2,269	436	9,628	20.6%
Remainder of Region	1,967	770	52	2,789	4.4%
Beacon Falls	4	21	-	25	1.2%
Bethlehem	24	-	-	24	1.7%
Cheshire	232	67	44	343	3.6%
Middlebury	76	8	8	92	3.7%
Naugatuck	807	302	-	1,109	9.0%
Oxford	35	6	-	41	1.2%
Prospect	2	13	-	15	0.5%
Southbury	89	13	-	102	1.3%
Thomaston	97	88	-	185	6.1%
Watertown	225	114	-	339	4.1%
Wolcott	313	121	-	434	7.8%
Woodbury	63	17	-	80	2.1%
Connecticut	118,756	24,096	3,214	146,066	10.5%

Source: Connecticut Department of Economic and Community Development: 2006

Woodbury Land Cover Change, 1985 - 2006

Derived from satellite imagery, the data shows change in land cover, i.e. from forest to development, from agriculture to forest, etc.

	1985		2006		Change	
	Acres	% of town	acres	% of town	Acres	% change
Developed	2,025	8.6%	2,446	10.4%	421	20.8%
Turf & Grass	877	3.7%	1,299	5.5%	422	48.1%
Total Developed	2,902	12.3%	3,745	15.9%	843	29.0%
Turf and grass is included because it is closely associated with development.						

Source: CLEAR (Center for Land Use Education and Research)

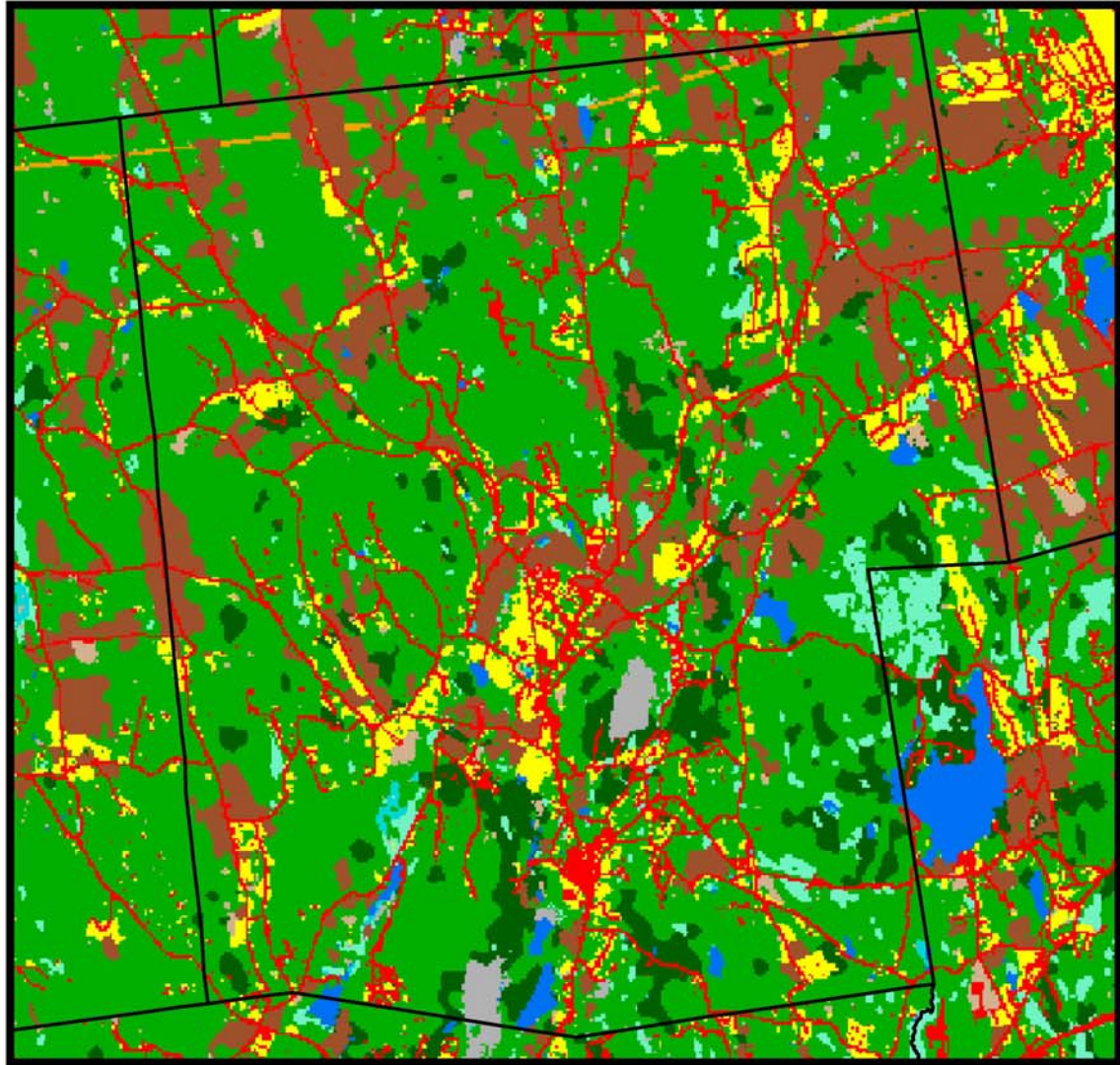
Regional Land Use Change

- ❖ According to COGCNV, between 1990 and 2004 the Region gained 22,526 acres of new residential development – a 47% increase.
- ❖ The vast majority of this development was for low-density, single-family housing.
- ❖ During the period, each housing unit consumed an average of 2.7 acres of land.
- ❖ The rate of land development has outpaced regional growth in population and housing units. Overall, the trend has been to develop more land to accommodate less growth.

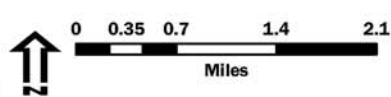
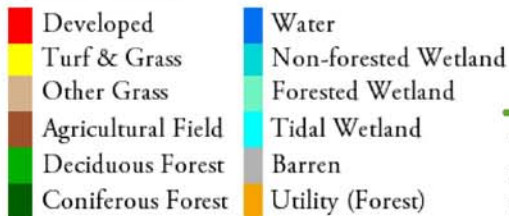
Woodbury, CT

Connecticut's Changing Landscape

Land Cover 2006



2006 Land Cover



This map is a product of the Center for Land use Education And Research (CLEAR) at the University of Connecticut. For more information on CLEAR or this map, visit <http://clear.uconn.edu>.

This map is intended for planning and educational purposes only. It is based on the interpretation and classification of remotely sensed satellite images, and the accuracy at any given location cannot be guaranteed. See CLEAR website for more information <http://clear.uconn.edu>.

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This map created 12/22/08.



Survey Results

Housing and Residential Development

16. Residential developments that allow smaller lots in exchange for more open space are appropriate for Woodbury.

Strongly Agree: <u>38</u>	Agree <u>105</u>	Disagree <u>75</u>	Strongly Disagree <u>52</u>	Blank: <u>7</u>
13.7%	37.9%	27.1%	18.8%	2.5%

A computer error prevented tabulation of questions 17-19.

20. Woodbury should allow alternative residential development patterns, such as higher density cluster development or planned residential development, if this would promote housing diversity and reduce environmental and land use impacts.

Strongly Agree: <u>29</u>	Agree <u>68</u>	Disagree <u>63</u>	Strongly Disagree <u>10</u>	Blank: <u>107</u>
10.5%	24.5%	22.7%	3.6%	38.6%

Priorities

37. Rank the following issues in order of importance (1 = highest importance 9 = lowest importance - use each ranking only once) to the Town over the next 10 - 20 year planning period:

	RANK
➤ Housing Availability and Affordability	1
➤ Public Safety and Security	3
➤ Environment/Energy (air, water, energy conservation, land use, etc.)	6
➤ Business Development	2
➤ Municipal Facilities (schools, recreation, offices, library, roads, etc.)	4
➤ Land Conservation (recreation, farms, ecological diversity, vistas, etc.)	7
➤ Historic Preservation	5
➤ Quality of Life (recreation, culture, community character, sense of place, etc.)	8
➤ Other (specify) _____	NA

State Growth Management Principle for Housing

Expand Housing Opportunities and Design Choices to Accommodate a Variety of Household Types and Needs

A Plan of Conservation and Development Shall:

Make provision for the development of housing opportunities, including opportunities for multifamily dwellings, consistent with soil types, terrain and infrastructure capacity, for all residents of the municipality and the planning region in which the municipality is located.

Promote housing choice and economic diversity in housing, including housing for both low and moderate income households, and encourage the development of housing which will meet the housing needs identified in ... the state plan of conservation and development.

CGS Section 8-23

Zoning and Subdivision Provisions

Minimum Dimensional Requirements for Residential Districts

District	Min. Lot Area (sq. ft.)	Min. Lot Frontage	Min. Bldg. Square	Max Total Coverage	Max. Height
R-40	40,000	150'	135'	30%	35'
OS-60	60,000	200'	180'	25%	35'
OS-80	80,000	200'	180'	25%	35'
OS-100	100,000	225'	200'	25%	35'

Uses Permitted By-Right

- ◆ Single Family Dwellings
- ◆ Two-Family Dwellings, provided the lot contains twice the minimum area
- ◆ Accessory Apartments within Single Family Dwellings, provided the apartment does not exceed 30% of the floor area of the dwelling
- ◆ Professional Offices
- ◆ Studios of Artists and Musicians
- ◆ Customary Home Occupations
- ◆ Sale of Objects of Arts and Crafts
- ◆ Skilled Trades such as Watch Repair, Radio and TV Repair
- ◆ Sale of Antiques
- ◆ Contracting and Building Tradesmen

Uses Permitted by Special Exception

- ◆ Conversion of a One Family Dwelling to Two or More Dwelling Units
- ◆ Boarding house for not more than four unrelated persons

Main Street Design District

- ◆ Permits the same residential uses as Residential Districts
- ◆ 50% of the floor area of a residence shall continue to be used for residential purposes

Planned Industrial District

- ◆ Dwelling units are allowed as a Special Exception

Garden Apartment District

- ◆ Density of 4 units per acre
- ◆ Minimum lot size of 10 acres and 200' of frontage on an existing *arterial road*
- ◆ Maximum total coverage of 50%
- ◆ Buildings shall not exceed 2½ stories in height.
- ◆ Dwellings may contain no more than 8 units per building, although the Zoning Commission may approve up to 12 units per building.
- ◆ Requires 4,000 sq. ft. of open space per dwelling unit

Elderly Housing Overlay District

- ◆ The Zoning Commission may designate a parcel in a Garden Apartment District as an Elderly Housing Overlay District.
- ◆ Permitted by special permit
- ◆ At least one tenant within each unit must be 55 or older.
- ◆ Each unit shall have not more than two bedrooms.

Assisted Living Facilities

- ◆ Permitted as a special exception, restricted to persons 55 and older
- ◆ Must have frontage on or be within 300' of a state highway and have at least 200' of frontage on an existing through road.
- ◆ The minimum parcel size is 5 acres.
- ◆ Maximum building length is 220'. Limit of three buildings per five acres.
- ◆ Height limit of 2½ stories or 35'

Planned Residential Development

- ◆ Permitted by special permit only on a lot that (a) abuts the Middle Quarter District (either directly or across a street) and is in a residential use district and/or (b) is in the Middle Quarter District.
- ◆ Permits multi-family dwellings consisting of detached single-family dwelling units and two dwelling unit attached dwellings
- ◆ 60% of the lot shall be open space.
- ◆ Lot must have 10 acres and 225' of frontage.
- ◆ The number of units may not exceed 40.

Aquifer Protection District

- ◆ Sanitary wastewater discharge to on-site septic systems shall not be more than 600 gallons per acre per day ... (or a 4-bedroom house at 150 gallons per bedroom per day)

Conventional Subdivisions

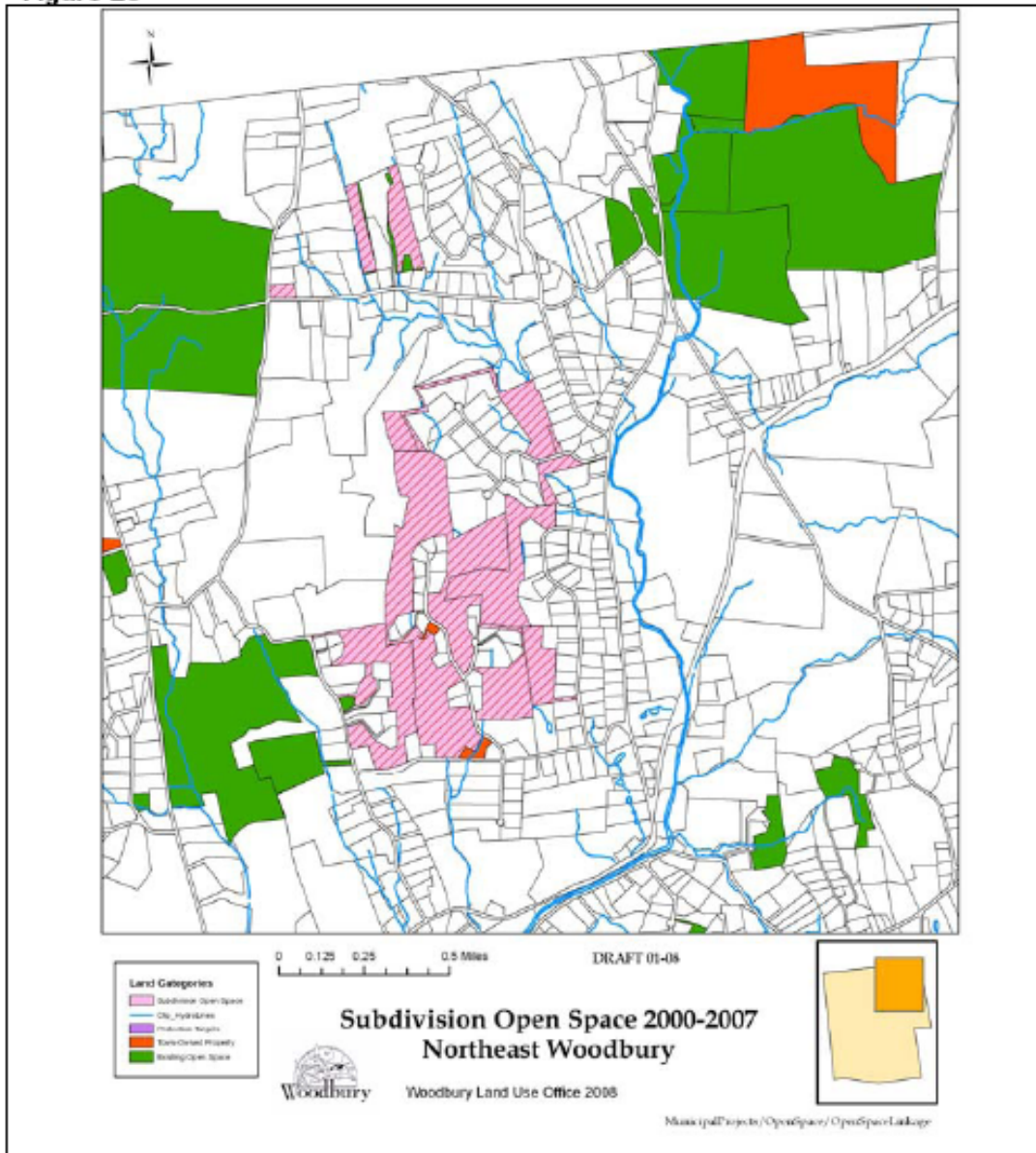
- ◆ Requires preservation of at least 20% of the subdivision as open space
- ◆ Allows payment of cash or transfer of other land in lieu of open space on site
- ◆ Provides for exemptions from open space requirement if:
 1. 20% of the units are affordable as defined in C.G.S. Section 8-39a. or
 2. Transfer of all land in a proposed subdivision of less than five parcels to a family member for no consideration.

Open Space Subdivision

- ◆ Permitted by special exception of the Planning Commission and approval of a Subdivision Plan
- ◆ Minimum parcel size of 10 acres
- ◆ The number of lots may not exceed the maximum number allowed in a standard subdivision based on a numeric formula.
- ◆ 50% of the parcel shall be protected as open space

Min. Lot Area (sq. ft.)	Min. Lot Frontage	Min. Bldg. Square	Max Total Coverage	Max. Height
NA	85'	100'	25%	35'

Figure 23



1999 POCD

HOUSING RECOMMENDATIONS

- ❖ Woodbury should continue to develop with low-density housing as its primary residential form, yet allow for a mix of housing types and densities.
- ❖ Develop alternatives to traditional single-family housing in appropriate locations in the community. Maintain approximately the present balance between single family detached and other forms of housing.
- ❖ Encourage provision of an affordable supply of housing so that those of all age groups can reside in the community.
- ❖ Preserve unique historic housing and commercial buildings and insure that new infill development is compatible with the historic character of the community.
- ❖ Review the zoning and subdivision regulations to ensure that they do not unnecessarily preclude the development of alternative housing types.
- ❖ Provide a variety of design alternatives for single-family detached dwellings ranging from traditional subdivision design to open space subdivision arrangements and the use of open space housing concepts.

REGIONAL HOUSING RECOMMENDATIONS

CENTRAL NAUGATUCK VALLEY REGIONAL PLAN OF CONSERVATION & DEVELOPMENT, 2008

Increase opportunities for affordable housing in the region.

1. Consider participating in the state affordable housing financial incentive program.
2. Offer density bonuses that make building affordable housing units profitable to developers.
3. Encourage the creation of accessory units.
4. Work with not-for-profit organizations dedicated to creating more affordable housing.

Promote a variety of housing types in the region.

1. Promote the construction of decent, attractive, and affordable housing options for young adults, families, the elderly, the disabled, and the homeless.
2. Encourage mixed-use developments.
3. Locate active adult, age-restricted housing near community services and amenities.

Promote housing that allows for a variety of transportation choices.

1. Encourage housing that provides residents with a choice of transportation options.
2. Locate new housing near employment, retail, and community centers.
3. Provide pedestrian, bicycle, and public transit amenities in new and existing development.

Encourage settlement patterns that utilize existing infrastructure.

1. Encourage housing at appropriate densities to take advantage of existing services and infrastructure.
2. Encourage infill development within the regional core and community centers.
3. Review development proposals in undeveloped areas with an eye towards the impact on existing open space, natural resources, and scenic vistas.
4. Encourage environmentally sensitive and low impact development techniques.

Continue efforts to enhance the character of our communities and revitalize urban housing units and neighborhoods.

1. Work to develop comprehensive neighborhood revitalization strategies.
2. Initiate a strategic planning process to help stabilize urban neighborhoods.
3. Advocate for neighborhood improvement and orderly housing growth that does not impair the economic or environmental health of the town, neighborhood, or residents.

COMMENTS AND DISCUSSION