

240 DEMING STREET

Proposed Zone Change for
Portions of 240 Deming Street and 440 Buckland Road



July 11th, 2023

South Windsor Planning & Zoning

METRO REALTY

AFFORDABLE HOUSING EXPERIENCE

- In South Windsor, 5 developments, 434 apartments
 - Watson Farms
 - Hillcrest
 - Berry Patch I
 - Berry Patch II
 - The Residences at Oakland Road



AFFORDABLE HOUSING IN SOUTH WINDSOR

- March 2022 – Moratorium on new residential applications
- Inclusionary zoning, MAHZ broadened
- Also in 2022, Affordable Housing Plan (8-30j)
 - Provided guidance for achieving goal of increased affordable housing

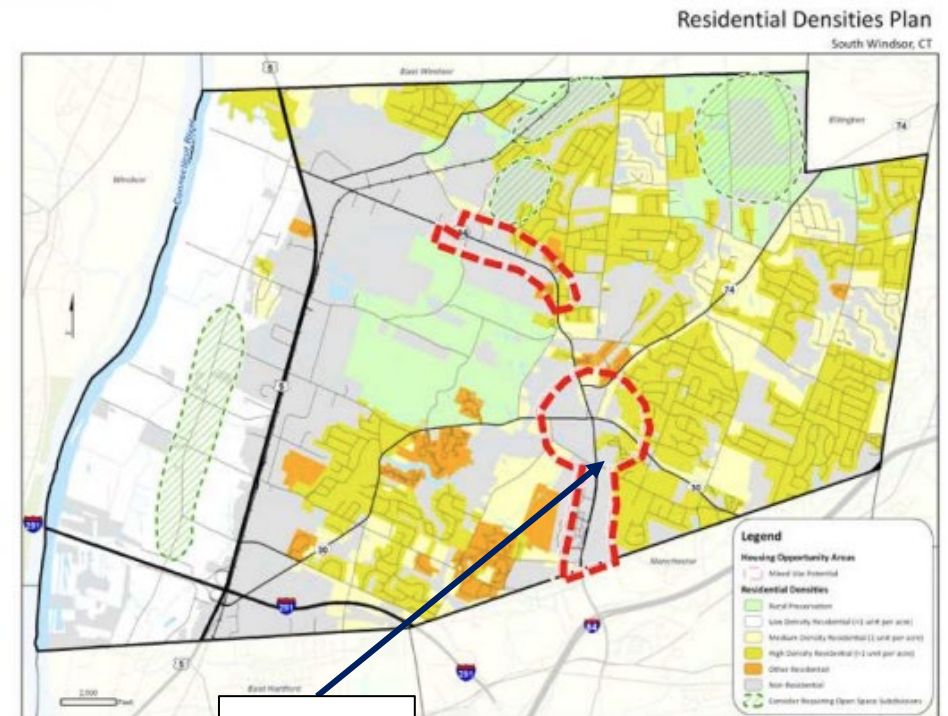
AFFORDABLE HOUSING PLAN ("AHP")

4.4 Guide Location

Background Information

1. Higher density housing options and choices (including affordable housing) will make the greatest contribution to South Windsor's overall vision for the community if they are located in areas which are (or will become) walkable, mixed-use, and pedestrian-friendly with a "sense of place."
2. Higher density housing options and choices (including affordable housing) could be located in other areas but may not contribute as much to South Windsor's overall vision for the community.
3. It will also be advantageous if higher density housing is supported by:
 - a. Public water and public sewer
 - b. Bus transit services (access to transit)
 - c. Pedestrian and bicycle amenities (walking distance to stores, services, etc.)

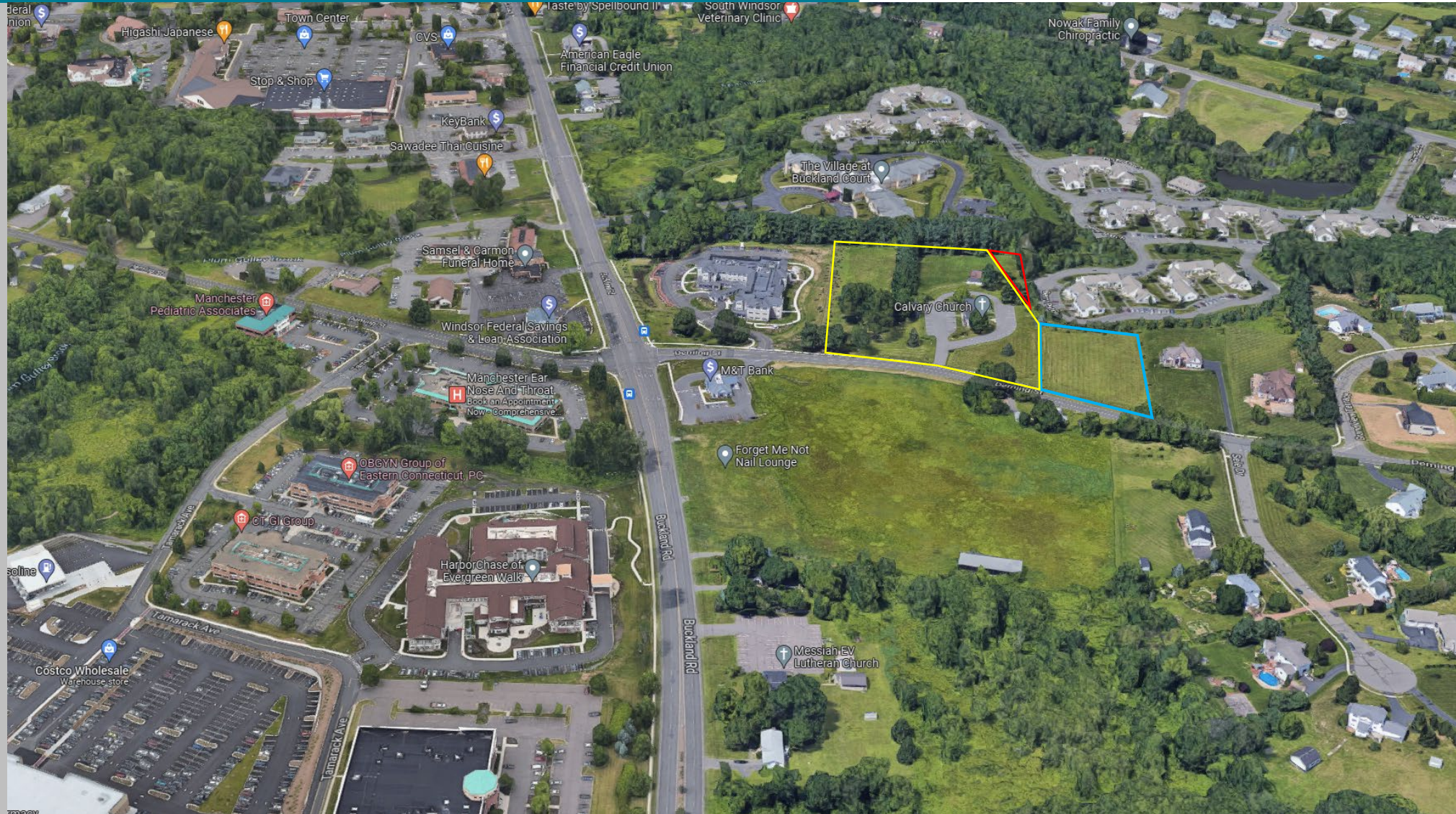
Priority	Strategy	Leader / Partners
A	1. Guide higher density housing towards locations/areas which complement and support South Windsor's overall vision for the community.	PZC



The Site

240 DEMING STREET

Site Location



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Conceptual site layout



- Letters sent May 12th and June 23rd to abutters and residents of Grandview Terrace and Sele Drive
- Meetings held May 18th, June 28th, and July 5th



HOME-STYLE DESIGN

- Traditional Exterior
- Direct Entrance
- Two-story
- Private Outdoor Space



HOME-STYLE DESIGN

- Contemporary Interior
- High-end interior finishes



HOME-STYLE DESIGN

- Contemporary Interior
- High-end interior finishes



Sustainability & Energy Efficiency Targets

- DOE Zero Energy Home Ready Certification
- LEED Gold
- Balanced ventilation
- High-efficiency heating, cooling and hot water systems
- Home Energy Rating System (“HERS”) rating <42 (35% below Energy Star Index)
- Photovoltaic to power common elements

Unit Affordability of 240 Deming Street	
20% of the units	30% of Area Median Income
40% of the units	50% of Area Median Income
20% of the units	80% of Area Median Income
20% of the units	Market rate

CHFA Financing – Highly Competitive

- 9% LIHTCs: extremely competitive
 - Applications accepted once annually (January)
 - Applications are scored using the Qualified Allocation Plan (“QAP”) – transparent process
- Metro highly-experienced affordable housing developer
 - 18 LIHTC developments, ~1,500 apartments
 - 434 of the 663 (65%) of the assisted housing units in South Windsor
- 240 Deming Street will score highly under the current QAP

240 DEMING STREET

MARC INC., OF MANCHESTER



July 11th, 2023

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M E T R O REALTY

TRAFFIC STUDY

- New traffic counts conducted in June, 2023
- Background traffic growth included:
 - 1% growth rate per year
 - Evergreen Walk and Gateway Development traffic
- Site generated traffic
 - Industry standard ITE rates utilized
 - Residential development is a low traffic generator
 - Weekday AM Peak Hour – 25 trips
 - Weekday PM Peak Hour – 28 trips
 - Saturday Midday Peak Hour – 28 trips
- Alternative uses analyzed – Medical Office and Restaurant/Coffee Shop

TRAFFIC STUDY

- Capacity Analysis Results
 - No change in Level of Service at Buckland/Deming intersection
 - No noticeable change in vehicle delays
 - Queue increases less than one vehicle length on all approaches
- Intersection Sight Distances
 - Exceed CTDOT criteria for safe driveway egress
- Crash History
 - No abnormal crash patterns or frequency in study area
 - No crashes reports on Deming Street near site frontage
- Conclusion:
 - Proposed development will have no significant impact to traffic operations or safety in the study area

240 DEMING STREET

THANK YOU



July 11th, 2023

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M E T R O REALTY

APPENDIX

AFFORDABLE HOUSING OVERVIEW

- Temporary Moratorium vs. 10% goal
 - Housing equivalency points for a temporary moratorium
- Vs.
- 1 to 1 value for all apartments within an “Assisted Development” toward the 10% goal.

Type of Unit		Housing Unit-Equivalent Point Value Per Unit
Market-rate units in a set-aside development		0.25
Elderly units, owned or rented, restricted to households at or below 80% of median income		0.50
Family units, owned, that are restricted to households with annual income no more than:	80% of median income	1.00
	60% of median income	1.50
	40% of median income	2.00
Family units, rented, that are restricted to households with annual income no more than:	80% of median income	1.50
	60% of median income	2.00
	40% of median income	2.50

AFFORDABLE HOUSING OVERVIEW

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2021 Affordable Housing Appeals List - Non-Exempt Municipalities							
Town	2010 Census	2021 Gov Assisted	2021 Tenant Rental Assistance	2021 Single Family CHFA/USDA Mortgages	2021 Deed Restricted Units	2021 Total Assisted Units	2020 Percent Affordable
South Windsor	10,243	443	57	186	12	698	6.81%

ASSISTED HOUSING CALCULATIONS

Unit Affordability of 240 Deming Street	
20% of the units	30% of Area Median Income
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% of Apartments	# of Apartments	Affordability (% AMI)	Housing Equivalent Points
20%	15	30%	2.5
40%	29	50%	2
20%	13	80%	1.5
20%	15		0.25
Total	72		118.75

ASSISTED HOUSING CALCULATIONS

	Total Units	Total Assisted	Affordable %
Current	10,243	663	6.47%
240 Deming	72	72	
After	10,310	730	7.08%

Housing Pts	10,243	118.75	1.16%
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*Based on 2022 Affordable Housing Appeals List published by
Connecticut Department of Housing

School-Aged Children

- At 175 Oakland, has varied between 6 to 14 students since construction
- Per South Windsor BOE, most recent numbers show 8 to 10 students registered with SW public schools
- At with 78 apartments, 10 students equates to 1 student for every 7.8 apartments
- This coincides with data from our other non-age restricted multifamily developments, typically 1 student for every 8 to 12 apartments

ARCHITECTURE



RENDERINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY AND SHOULD NOT BE USED AS A GUIDE TO OR AN INTERPRETATION OF THE CONSTRUCTION DOCUMENTS.



175 Oakland Road

