

## STATEMENT OF USE

### APPLICATIONS OF ANGELO MELISI - 804 FOUNTAIN STREET

The Applicant proposes to construct an attractive, 96-unit, four-story Multi-Family Development on the property located at 804 Fountain Street (the “Property”). The triangular-shaped Property is located in a Residence A zone, and is comprised of 5.71 acres, of which 3,135 square feet are located in the City of New Haven (no work of any kind is proposed on the New Haven property). It is bounded by Fountain Street to the north, the Wilbur Cross Parkway to the southeast, and land of the Woodbridge Land Trust, Inc. to the west. The Property is currently unimproved. The general neighborhood area is sparsely populated.

The Applications propose a total of 16 studio units, 55 one-bedroom units, and 25 two-bedroom units. As required by the recently-amended Opportunity Housing Regulations, 12% of the units will meet the criteria for “affordable housing” as defined in Section 8-30g of the Connecticut General Statutes. Six units will be affordable for 40 years to households earning 80% or less of the area or State median income, whichever is less, and six units will be affordable to households earning 60% or less of the area or State median income, whichever is less. The need for affordable housing in the Town of Woodbridge as set forth in the 2015 Plan of Conservation and Development and the Town of Woodbridge Affordable Housing Plan, dated May 25, 2022, is discussed below.

The proposed development complies with all bulk, landscaping, and lighting requirements. As detailed in a memo from Certified Soil Scientist William Kenny, there are no wetlands or watercourses on the Property, and all site work will occur outside of the Town’s fifty-foot upland review area from off-site resources.

Access to the Property will be by means of an access drive off of Fountain Street. As discussed in the Traffic Impact Study, prepared by Stephen Ulman, P.E., the proposed community will not impede or adversely affect traffic operations on the nearby roadway network. Adequate parking of 145 spaces is provided.

In addition to a special exception for the proposed use, a special exception is requested to permit a flat roof. A flat roof helps to minimize the overall height of the building. As the Commission is aware, it recently approved a regulation amendment to increase the maximum height of Multi-Family Developments in the Residence A zone from 2.5 stories to 4 stories. Pursuant to Table 3.4.E-2 H, basements and cellars are excluded from the maximum number of stories. The proposed garage level meets the definition of a “basement” because it will be several feet below the adjacent grades along the perimeter of the building. The outside final grades vary between 300’ to 305’ on 3 sides of the building with the exception of sloping down towards the garage entrance elevation of 292’. The elevations of the building and the adjacent grades are shown on sheets A-201 & A-202 for reference. As depicted in the plan set, the proposed building will be extremely attractive.

The need for affordable housing in Woodbridge has been noted for nearly a decade, with considerations outlined in the 2015 Plan of Conservation and Development (“POCD”). In Chapter 1, discussing housing and demographics, the POCD highlights as Issue 12 that “high

housing costs pose affordability challenges.” (p.24). It further notes the shortage of alternatives to single-family homes, finding that “residents seeking smaller homes - which may be more affordable and easier to maintain - have very few choices available, and may look for more suitable options elsewhere.” (p. 25). As a result of these findings, the POCD suggests that Woodbridge should “strive to maintain a balanced housing stock that responds to the housing needs of residents over their life cycle.” (p.28)

The Town of Woodbridge Affordable Housing Plan dated May 25, 2022 (“AHP”) highlights these needs, particularly as they have expanded in the years since the POCD’s adoption. The AHP notes the limited housing types available for existing and prospective residents, citing the fact that “the town’s housing stock is primarily single family at 91% of all residential units.” (p. 32). The AHP makes key findings related to the need for affordable housing in Woodbridge. These include:

- “Over the past decade, Woodbridge has seen slight population decreases and is projected to continue to experience population decreases over the next two decades.” (p. 12)
- “In Woodbridge approximately 66% of renters and 27% of homeowners are considered cost burdened.” [meaning they spend more than 30% of their income on housing] (p.10)
- “Keeping current residents in town while attracting new residents would seem a priority in terms of maintaining the vitality of the community as well as ameliorating the potential increased proportional tax burden associated with a declining population.” (p.6)
- “Appropriate development of higher density housing with affordable set asides has been proven to provide economic development. While concerns have been expressed that the need for more and diverse housing in Woodbridge will result in higher education costs, many studies and empirical evidence show that the ratio of school children to units in higher density housing is much lower than in 4- or 5-bedroom single-family structures, and that the net taxes more than pay for the services needed.” (p. 6)

Recognizing the impact of this limitation, the AHP specifies a number of housing goals, suggesting that the Town:

- “Address housing gaps by focusing on areas of affordable rental and ownership housing, senior housing, housing for younger residents, and housing options that could support municipal employees and those who want to both live and work in town.
- Provide housing options that support seniors who would like to remain in Woodbridge.
- Diversify the town’s housing stock by supporting the development of two and three family structures, townhomes, condominiums and high-density rental projects that could offer opportunities for both homeownership, rental housing and economic development.
- Increase the diversity of residents in Woodbridge by ensuring availability of housing with a mix of housing types at a variety of price points.” (p. 13).

