



# Proposed Prospect Ridge Affordable Housing Expansion

Presentation to  
Ridgefield Board of Selectmen

Oct. 21, 2020

Ridgefield Affordable Housing Committee  
Ridgefield Housing Authority

# RHA availability vs. need

## Currently 152 RHA-owned units

- 60 Ballard Green Subsidized
- 38 General Affordable
- 34 Congregate Subsidized
- 20 Family–Meadows

## Current waiting list status

- 129 Ballard Green
- 265 General Affordable
- 76 General Affordable
- 148 Family–Meadows



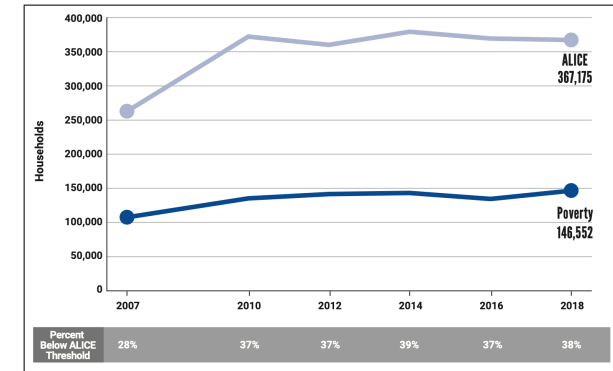
# Trends encourage affordable multifamily

Aging Baby Boomers need housing

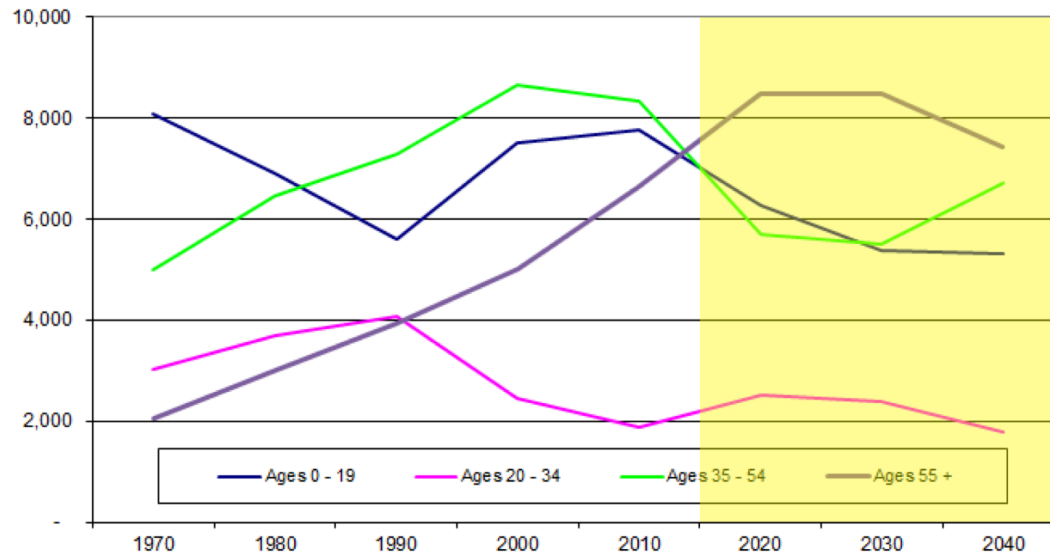
Lower income households never recovered from recession

22% of Ridgefield HHs are “struggling”

Households by Income, Connecticut, 2007-2018



Number of Ridgefield Residents in Key Age Groups



Source: PoCD development, Conditions & Trends booklet, 10/2/18

Town	Total HH	% ALICE & Poverty
Bethel	7,271	35%
Bridgewater	710	14%
Brookfield	6,190	32%
Danbury	29,736	49%
Kent	1,138	34%
New Fairfield	5,019	28%
New Milford	10,434	26%
Newtown	9,840	27%
Redding	3,440	31%
Ridgefield	8,983	22%
Roxbury	888	15%
Sherman	1,477	31%
Stamford	49,510	42%
Warren	569	21%
Washington	1,394	26%

Source: ALICE Report 2020

# Prospect Ridge campus



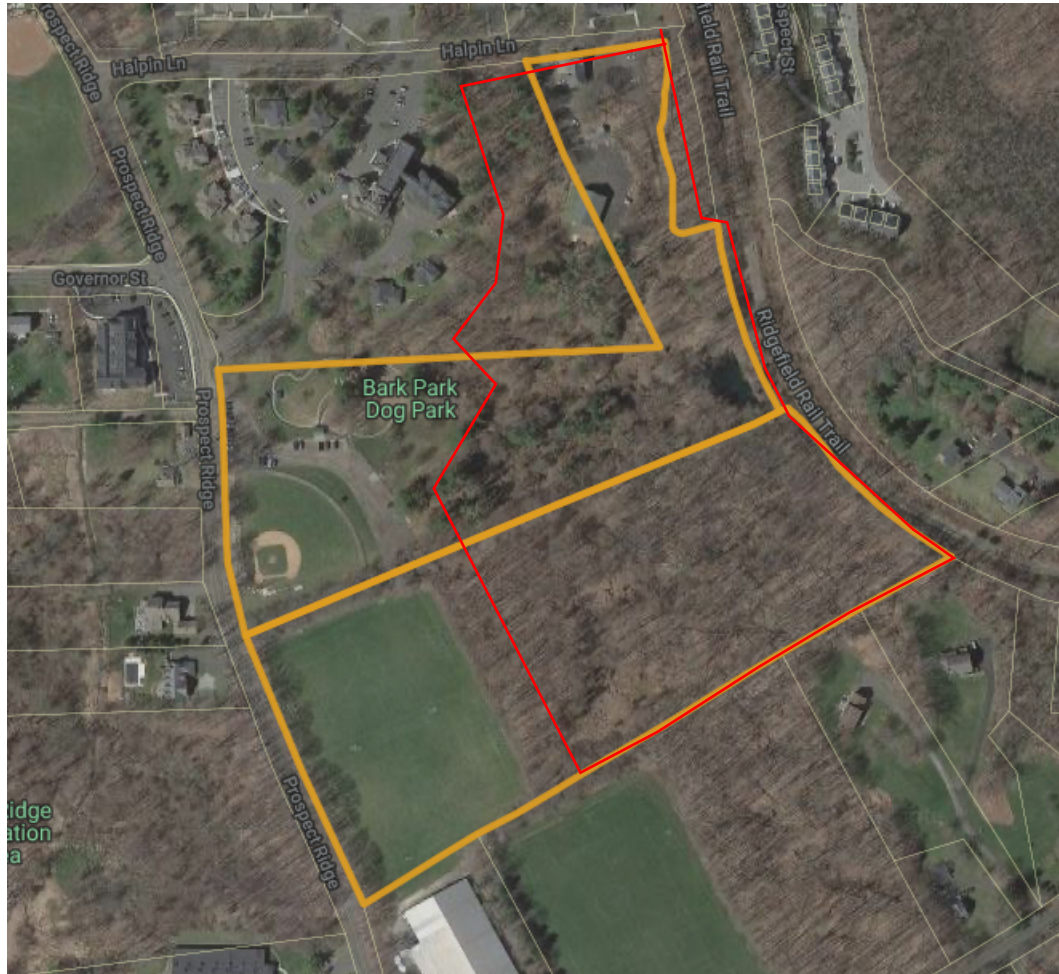
34 Congregate

20 General Affordable

20 Family–Meadows  
(constructed 2009)

74 TOTAL

# Proposed expansion area



- Approx. 15 acres
- Up to 150 units
- Steep contours and wetlands reduce buildable area
- Dog park and fields untouched
- Access TBD
- “Land swap” with Parks & Rec required

# Land swap with Parks & Rec

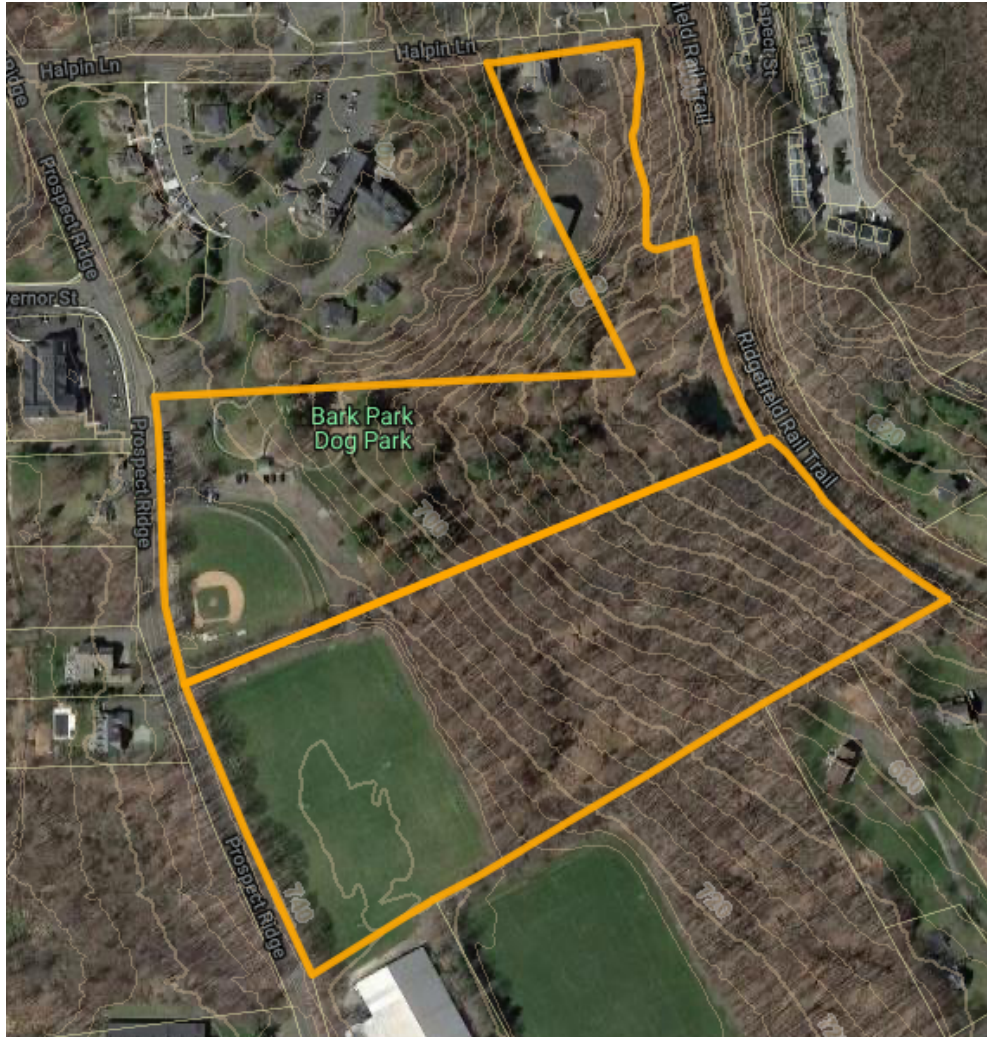


AHC proposed building at  
Danbury Rd P&R campus in 2012

P&R proposed land swap for  
available Prospect Ridge land

May require local and/or state  
approval

# Ridgefield authorities' responses



Informal conversations with:

- Inlands Wetlands: 100' upland review and water management plan required; no red flags
- WPCA: Capacity will exist; no red flags
- Parks & Rec: Still supportive of land swap

# Achieving a new moratorium

Total HUE points required (2% x 9,000): 180.0

HUEs from completed projects since last moratorium 86.25

Prospect Ridge Expansion (150 units), hypothetical distribution 243.75

60 elderly @ 80% income limit (75 x 0.5 + 0.5 bonus) 60

30 family @ 80% income limit (30 x 1.5) 45

30 family @ 60% income limit (30 x 2.0) 60

30 family @ 40% income limit (30 x 2.5) 75

15 units 3BR bonus (15 x 0.25) 3.75

Total points toward second moratorium: 330.0





# Funding: Town contributes land only



- Low-Income Housing Tax Credits
- State and federal grants (e.g., CDBG)
- Private grants and consideration (e.g., banks)
- Loans
- Funding strategy part of feasibility process
- *No town contribution beyond land*

# Feasibility study required



- Funded by Dept. of Housing grant to \$30-50k
- Engineering studies to evaluate site
- Market study to determine distribution of housing types
- Impact analysis (economic, schools, infrastructure)

# Next steps

1. Assent from Board of Selectmen to apply for feasibility grant
2. Apply for and receive grant (anticipated Q1 '21)
3. Feasibility study, including any land-use issues
4. Partner selection and pre-development work
5. Begin development process