

Oct. 28, 2008
Darien Housing Authority

FREQUENTLY ASKED QUESTIONS REGARDING THE ALLEN-O'NEILL REDEVELOPMENT

Q. How much land is at Allen-O'Neill?

A. Approximately 11 acres.

Q. How many units are there now and how many are you planning to build?

A. Currently there are there are 42 buildings housing 53 residences. The new proposed plan calls for 24 buildings with 116 units. In addition there will be a community building that will have an onsite office and utility storage room.

Q. How large will the units be?

A. We will have approximately 35 1-bedroom units, 65 2-bedroom units, 13 3-bedroom units and 3 4-bedroom units.

Q. How much open space will there be?

A. Not counting side yards and setbacks, which will comply with zoning regulations, we will have two large green areas. There will be a 40,000 square foot open space amongst the buildings that border Elm Street and Noroton Avenue. There will also be a 30,000 square foot open area between the community/utility building and Noroton Avenue. This second space will be the site of the new memorial.

Q. What will the new building look like?

A. The buildings will reflect building styles of those in the neighborhood, with architectural features of Colonial, Victorian and other New England architecture. The buildings will have pitched roofs and fiber-cement clapboard siding. Each unit will have a tandem driveway. Each unit will have access to a locked basement to allow for storage. The building heights are below the height allowed by P and Z. They will have white trim and be painted in typical New England colors, such as beige, wedgwood blue, barn red, and light yellow. The building sizes range between approximately 4,600 and 6,500 square feet, and will house up to 8 units in each building, but most buildings have four units per building. Most of the units will be "flats", while a few two-bedroom units will be townhouse-style. The plans call for varying uses of porches, balconies, or terraces.

Q. What is the lighting plan?

A. Street lighting will be provided on 14' high light poles of traditional style with 'full-cutoff' so that light does not spill off site onto neighboring properties. Lighting will be placed along all sidewalks, streets and parking areas. Although lighting is designed to meet funding source standards, it could be reduced to simulate the lighting levels found in the surrounding neighborhoods.

Q. What is the landscaping plan?

A. The approach to site development and landscaping was to maintain existing topography as much as possible so that the maximum number of existing trees can be retained. The existing vegetation will be supplemented with new landscaping along the rear property lines abutting neighboring properties to create a full privacy buffer. New aesthetically pleasing landscaping will be provided around all new buildings and throughout the site.

Q. Will there be fencing?

A. We are currently proposing black vinyl coated 6'-0" high chain link fencing along the rear property line abutting Fairfield Ave. and solid wood or vinyl fencing along the rear property line abutting West Ave. properties. We are flexible as to the type of fencing used in these locations and we seek input from our neighbors. Wherever it is necessary, fencing will be implemented to provide the most safety and the screening measures desired.

Q. What have you done to mitigate flooding?

A. Two underground water retention tanks will be capable of handling the water from a hundred year storm. Allen-O'Neill currently has no infrastructure for drainage.

Q. How will tenants be selected?

A. Current tenants who qualify will be offered appropriate sized units. New tenants will be screened using procedures similar to the ones currently in place including a criminal background check, a credit check, income verification and reference check, as required by CHFA and IRS regulations.

Q. How do tenants qualify financially?

A. Tenants will be subject to the Maximum Annual Income Limits for Area Median Income ("AMI) based upon a "persons per household" basis, as defined by HUD. The majority of the units will be income restricted to 60% of AMI, and a few units will be in the category of 80% of AMI. See table below.

Maximum Annual Income Limits (as of 8-1-08) by household size

% of AMI	1 persons	2 persons	3 persons	4 persons	5 persons	6 persons
25%	20,625	23,550	26,500	29,450	31,800	34,150
50%	41,250	47,100	53,000	58,900	63,600	68,300
60%	49,500	56,520	63,600	70,680	76,320	81,960
80%	66,000	75,360	84,800	94,240	101,760	109,280
100%	82,500	94,200	106,000	117,800	127,200	136,600

Q. Will Darien taxpayers incur any costs in this project?

A. No. Our capital funding will come from the state through CHFA's 9% Low Income Housing Tax Credit Program (the sale of tax credits to the private investor sector), funds from the Department of Economic Development and Housing Trust Fund, and other funds. There is no requirement for Darien property taxpayers money to fund this project.

After development, Allen-O'Neill will be self supporting. Rental income will cover the cost of management, administration and operating costs, just as it does today.

Q. Will you retain Allen-O'Neill Drive?

A. Allen-O'Neill Drive will be modified by changing the street off of Noroton Ave. to a one way entrance and by the addition of a new drive providing one way exit to Noroton on the north side of the new parade ground. Allen O'Neill Drive will become a private road and the property of the Darien Housing Authority.

Q. What is the result of the traffic study?

A. The traffic study indicates that there will be virtually no negative impact.

Q. When do you expect to break ground?

A. The earliest we expect to break ground is spring of 2010.

Q. How long will construction last?

A. Depending on how many phases we need to complete the project, it could take between 2 and 3 years. We will make every effort to get it done as quickly as possible.