

Fact Sheet

Darien Housing Authority and Allen O’Neill Homes Property

Overview of the Darien Housing Authority (the “DHA”)

- Established in 1950, pursuant to an Assistance Agreement with the Connecticut Housing Finance Authority (“CHFA”) for the purpose of acquiring, operating and managing the property currently known as Allen-O’Neill Homes.
- DHA is governed by and reports to CHFA. (www.chfa.org). DHA is not a department of the Town of Darien.
- DHA is a quasi-governmental agency and is exempt from taxation. The DHA is a not for profit agency.
- The Town of Darien’s Board of Selectmen appoints the Commissioners of the DHA.

Overview of State Moderate Rental 36 Program: Allen-O’Neill Homes

- AON Homes were developed in 1952-1953 to accommodate war veterans returning home From WWII.
- On the approximately 10.5 acres, there are 41 single family style two-bedroom houses and one 12-unit apartment building (over 100 years old); total units = 53.
 - 3 one bedroom units
 - 50 two bedroom units
- The project was built under the State’s Moderate Rental 36 Program. Rental income is sufficient to pay the operating expenses.
 - NOT federal housing (Section 8/vouchers).
 - NO subsidies from the State, the Town or any Federal agencies.
 - A Cooperation Agreement between the Town and the DHA currently defines the tax liability owed on AON; this Cooperation Agreement was superseded by the State program Payment In Lieu Of Taxes (PILOT).
 - Approximately \$7,000 in outstanding mortgage.
 - Have, on occasion, received grants and loans from the State for repairs and maintenance.

- Current rent structure is formula-based on income.

Proposed Redevelopment of MR-36 Property

- 100% of affordable moderate and low income rental housing for tenants at 80% of Average Median Income or lower: 95% of the units will be for households earning 60% of AMI or less.
 - Average Median Income = \$117,800 per year
 - Income Limits are determined by HUD, and are based on number of persons per household.
 - *Proposed Unit Mix is as follows: 116 units in 24 buildings. Maximum units per building = 6
 - 35 one bedrooms
 - 65 two bedrooms
 - 13 three bedrooms
 - 3 four bedrooms
- *Subject to final approvals from the DHA, the Developer, the Town, CHFA, etc.
- Proposed three and four bedrooms will accommodate existing families. New additional units will be mostly one and two bedroom units.
 - DHA will own the land and lease the land to the Managing Partner (The DHA, Arthur Anderson and the tax credit investor(s)), and remain actively involved in the management of the property.
 - The property will be deed restricted to remain as affordable housing.
 - Financing of the redevelopment will come from CHFA 9% Low Income Housing Tax Credit Program, grants, and loans from agencies such as Department of Economic Development, Housing Trust Fund, et al.
 - No Darien property taxpayer money will be required to finance the construction of the AON Redevelopment Project.
 - The Redevelopment Team will be seeking LEED certification (Leadership in Energy and Environmental Design) for this project.

NEW Site Plan Highlights

- Approximately 40,000 square foot open green space near Elm and Noroton Avenues.
- Approximately 30,000 square foot open green space between community room and Memorial.
- Colonial, Federal, and Tudor style buildings to blend with current neighborhood.
- Proposed siding is hard plank, to blend into existing neighborhood- pending ARB approval
- Washer/Dryer hookups in all units.
- 500 square feet of secured basement storage space per unit.
- Tandem driveways next to units.
- 1,750 square foot community room in one of the new buildings to house onsite management office and maintenance personnel.
- Proposed drainage plan calls for two underground retention tanks, capable of storing water from a 100-year storm.
- Landscaping, lighting, and buffering as per plan submitted to P&Z.
 - Six foot high anchor fence with vinyl coating along borders of Fairfield and West Avenues
- Privatization of Allen O'Neil Drive.

Impact of Allen O'Neill Redevelopment on Affordable Housing in the Town

- DHA and its development team is developing a \$30 million housing project in Darien, using funds from private investment, CHFA, DECD and other programs.
- DHA is providing the Town with a public benefit.
- Any new units over the current 53 units will be credited to the Town's affordable housing stock. Existing units are as follows:
 - 3 one bedroom units
 - 50 two bedroom units
- Current, proposed plan calls for **62 net new affordable units**, subject to Town and CHFA approvals.

Proposed Redevelopment of Allen-O'Neill Homes

VISION FOR THE REDEVELOPMENT OF ALLEN-O'NEILL

The Commission of the Housing Authority of the Town of Darien envisions the following for Allen-O'Neill homes:

- Develop homes that blend well with the surrounding neighborhood and the Town. It is the goal of the Darien Housing Authority to make more efficient use of the available land by increasing the number of affordable housing units, assure that any new development complements the surrounding neighborhood, is financially viable and meets the needs of present and future residents.
- AON is fortunate to be located on a beautiful 10+ acre site with convenient access to major roads, public transportation and shopping facilities. While increasing density, we must remain faithful in our desire to preserve as much open space as possible.
- The historic parade ground must be honored in some way.
- Environmental sensitivity is of great concern. This means not only trees and landscaping, but the actual materials to be used in construction. Building "green", using environmentally friendly and efficient products not only benefits the environment but the residents as well.

The redevelopment of AON represents an important opportunity to improve the quality of affordable housing in Darien.

Reasons for Redevelopment

AON is an underutilized asset in need of redevelopment in order to make more efficient use of the site, and improve the quality of affordable housing in Darien and to best serve its current and future residents while ensuring long-term financial viability and environmental responsibility.

- Aging housing stock.
- Under-utilized asset with insufficient amount of units to house residents appropriately.
- Long waiting list.
- Funding is non-existent under MR-36