

PRESS RELEASE



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Town of Darien Releases Multi-Family & Affordable Housing Inventory

Darien, CT – March 3, 2020 – The Darien Planning & Zoning Department recently completed a comprehensive housing inventory analysis. The purpose of the analysis was to determine the amount of multi-family housing that has been approved for development and constructed over the past two decades in the Town of Darien. The analysis also tracks the advances made to comply with state-mandated affordable housing requirements. The State of Connecticut mandates that 10% of each municipalities' housing stock be deed-restricted affordable housing.

“As the Town of Darien readied to embark on its bicentennial in 2020, it was time to reflect on not only Darien’s history, but also what housing development is on the horizon” stated Jeremy Ginsberg, the Darien Planning & Zoning Director. In 1820, the area formerly part of Stamford, Connecticut known as Middlesex Parish was incorporated as the Town of Darien. Since that time, Darien has transitioned from a rural community of farmers to a single-family suburb of New York City and the most densely populated small town outside the cities of Stamford, Norwalk, Danbury and Bridgeport in Southwestern Connecticut. Darien provides single-family homes, multi-family housing, affordable and senior housing, assisted living communities and housing for the developmentally disabled.

Between 2000 and 2020, 549 multi-family housing units will have been constructed in Darien, of which 231 units, or nearly 42% are regulated affordable housing units. An additional 317 multi-family housing units are approved for development, but not yet completed, 41 units of which are designated as affordable housing. Overall, since the year 2000, the total number of approved and constructed apartment and condominium units within Darien is 588 new market rate and 272 new affordable multi-family housing units, which accounts for 31.4% of the total multi-family housing units constructed. The largest affordable housing development in town is *The Heights at Darien* along Noroton Avenue, a block from the train station with 106 units, owned and operated by the Darien Housing

Authority. Another fully affordable development is *The Royle at Darien*, which is scheduled to be completed by the end of 2020.

In the past twenty years, there has been a focus on developing a variety of housing options in Darien. The first of these more recent multi-family housing projects was the *Avalon Darien* development on Hollow Tree Ridge Road, adjacent to Metro North's Noroton Heights train station. *Avalon Darien* was constructed in 2000 and consists of 189 rental apartments. Forty-seven of these apartment units, or 25%, are deed-restricted affordable housing units. While duplexes and apartments have been in existence in Darien for over 100 years—with some units near the Town's western border providing employee housing for the Phillips Company in Stamford—*Avalon Darien* was the first large-scale apartment development since the construction in the mid-1980s of over 150 condominium units in five different complexes. The Hollow Tree Ridge Road location, which is walkable to the Noroton Heights train station, offers housing options for those who want to live a walkable distance to the train, the Noroton Heights commercial center or do not want to own a home. *Avalon Darien* is currently one of the largest taxpayers in the Town of Darien.

Between 1998 and 2007, several other smaller-scale mixed-use, transit-oriented projects were approved and developed to support a more thriving downtown business district. In 2008, the Town approved *The Cottage in Darien*, a dwelling for six developmentally disabled adults. The State of Connecticut has a severe shortage of housing options for the developmentally disabled which *The Cottage in Darien* has helped to reduce. With its Edgerton Street location, *The Cottage in Darien* is walkable to bus and train lines and employment opportunities. Since 2000, Darien has also added 177 units in three continuing care retirement communities.

In 2008, the Darien Planning & Zoning Commission enacted an Inclusionary Housing provision that requires that all housing developments in excess of 4 units must designate 12% of the units as affordable.

"The takeaway is that for the past 20 years, the Town of Darien has approved the development of various types of multi-family housing", commented Stephen Olvany, the current Chairman of the Planning & Zoning Commission. "Of the proposed, approved and developed housing, more than 30% has been deed-restricted affordable housing – more than three times the state's 10% requirement. Positive results such as these can only be achieved with good vision and leadership in providing more housing options for everyone and a focused effort to comply with state mandates."

Jayne Stevenson, Darien's First Selectman stated, "I am very proud of Darien's commitment to providing a wide variety of housing options for residents of all ages and means. We want young people to move to Darien to raise their families and we want folks who are retiring to stay here and enjoy all that our community and region have to offer. We have a story of success to tell regarding housing development in Darien over the past 20 years and I'm grateful to the Planning & Zoning Department for undertaking this analysis. We will build upon our successes as we plan for Darien's next 200 years."

Attachment: Multi-Family Housing Study Table

About the Darien Planning & Zoning Commission

Please visit the Department website at www.darienct.gov/pzc.

**MULTI-FAMILY HOUSING CONSTRUCTED
IN THE TOWN OF DARIEN SINCE 2000**

APPROVED AND CONSTRUCTED:

Name of Development	Address	Date Acted Upon by the P&Z Commission	Date Completed	Type of Dwelling	Rental or Owner Occupied?	Mixed-Use Development?	TOTAL	Number of	Number of	CGS 8-30g Project?	Also Age-Restricted?
							Number of Units	Market-rate Units	Affordable Units		
Avalon Darien	137 Hollow Tree Ridge Rd	12/8/1998	2/5/2003	Apartment	Rental	No	189	142	47	Yes	No
Grove Street Plaza	Grove Street	3/11/2003	circa 2005	Unknown	Unknown	Yes	10	10	0	No	No
Baywater Properties ^A	1014-1020 Boston Post Rd	12/5/2006	circa 2009	Unknown	Rental	Yes	6	6	0	No	No
Kensett Phase I	Kensett Lane	10/9/2007	circa 2014	Condominium	Rental	No	62	62	0	No	No
The Cottage at Darien ^B	30A Edgerton Street	1/22/2008	8/1/2008	Group Home	Rental	No	6	n/a	n/a	No	No
Day Street Development	1015 Boston Post Rd/13 Grove St.	6/3/2008	circa 2010	Apartment	Rental	Yes	6	6	0	No	No
Athos Real Estate/above Chipotle	71 Boston Post Road	7/1/2008	circa 2009	Apartment	Rental	Yes	1	1	0	No	No
Pemberton 16 ^C	77 Leroy Avenue	10/28/2008	circa 2018	Condominium	Owner & Rental	No	16	11	5	Yes	Yes
The Heights at Darien ^D	Noroton Avenue/Elm St.	3/10/2009	2013-2014	Apartment	Rental	No	106	0	106	No	No
Noroton Green	333 West Avenue	9/1/2009	circa 2014	Condominium	Owner	No	8	8	0	No	No
Garden Homes	397 Boston Post Road	1/5/2010	9/2/2011	Apartment	Rental	No	35	24	11	Yes	No
Tokeneke Properties	24, 30 Center Street	5/10/2011	12/16/2011	Apartment	Rental	Yes	6	4	2	No	No
Mead House ^E	745 Boston Post Road	11/22/2011	circa 2013	Apartment	Rental	Yes	8	8	0	No	No
Knobel Hill ^F	Settlers Trail/67-69 Leroy Avenue	6/23/2015	circa 2017	Apartment	Rental	No	8	6	2	No	No
Jon Vaccaro	1950-1958 Boston Post Rd	2015, 2017	circa 2018	Apartment	Rental	Yes	8	8	0	No	No
The Royle at Darien ^G	719 Boston Post Road	6/28/2016	Expected completion fall 2020	Apartment	Rental	No	55	0	55	No	Yes
Kensett Phase II ^H	269 Hoyt Street	11/10/2015	Expected late 2020	Condo (14) +Apt (3)	Owner & Rental	No	17	14	3	No	No
168 West Avenue, LLC	168 West Avenue	2/5/2019	Expected late 2020	Apartment	Rental	No	2	2	0	No	No
CONSTRUCTED SUBTOTAL:							549	312 56.8%	231 42.1%		
APPROVED NOT YET CONSTRUCTED:											
The Commons at Darien	102 & 140 Heights Road	10/10/2017	Commencing 2020	Apartment	Rental	Yes	122	106	16	No	No
Noroton Heights Shop. Ctr.	Heights Road	5/2/2017	Commencing 2020	Apartment	Rental	Yes	59	51	8	No	No
Corbin District ^I	Corbin Drive/Boston Post Road	11/27/2018	Commencing 2020	Mixed	Owner (probable)	Yes	116	114	2	No	No
Corbin District ^I	26 East Lane	11/27/2018	Commencing 2020-2022	unknown	Not Determined	No	12	0	12	No	unknown
Stefanoni	57 Hoyt Street	3/22/2011	Not Yet Commenced	unknown	Not Determined	No	8	5	3	Yes	Yes
APPROVED, NOT YET CONSTRUCTED SUBTOTAL:							317	276	41		
MULTI-FAMILY HOUSING APPROVED & CONSTRUCTED SINCE 2000 – TOTAL:							866	588 67.9%	272 31.4%		

Footnotes:

- A--1020 Boston Post Road contains 6 apartments--2 of which were originally intended as workforce housing, although those 2 units have not been formally deed-restricted.
- B--The Cottage at Darien is a dwelling for 6 developmentally disabled adults.
- C--Pemberton 16 is age-restricted to those age 62 and over
- D--The redevelopment of Allen O'Neill into The Heights at Darien was a net increase of 53 affordable units
- E--745 Boston Post Road application--an inclusionary zoning payment was made of \$362,234, in lieu of constructing units. Those inclusionary funds were put towards The Royle at Darien.
- Inclusionary Zoning (Section 580 of the Regulations) was adopted in 2009, and amended in 2010, 2011, 2012, 2016 and 2017.
- F--Settler's Trail application resulted in the adoption of the "Active Senior Residential Overlay Zone".
- G--The Royle at Darien (formerly Old Town Hall Homes) is age-restricted to those age 55 and over or disabled. Now 30 units, increasing to 55 units
- H--Kensett Phase II--as of May 20, 2019, 10 of the 14 market-rate units have been completed, as have the 3 deed-restricted affordable units.
- I-- 12 of the 14 Corbin District required affordable Units are deed restricted affordable for adults with special needs.
Those 12 units will be constructed at 26 East Lane, and will be for developmentally disabled adults.

Source: Darien Planning & Zoning Department records, Assessor records, Town Clerk's office, and State of CT Dept. of Housing
Date: March 1, 2020. All project status is as of that date.