

TAB O

Project Narrative
Exhibit – 4.3.a

RoR 49.cc

DEVELOPMENT NAME:	Holley Block
APPLICANT:	Salisbury Housing Committee, Inc.

Proposed Physical Development, Responsible Growth and Neighborhood Impact

Applicants must provide a detailed description of the proposed development activities. The purpose of the narrative is to provide a clear picture of the proposed development and must include a description of all construction and/or rehabilitation activities and other material aspects of the development. All of the following sections must be completed for each proposal.

Describe the existing conditions on the subject site including all improvements, existing site use, the neighborhood land use patterns and community demographics of the proposed development's surrounding area, and contiguous land uses.

The proposed Holley Block project will be constructed on a currently vacant site right on Main Street in the center of the Lakeville Village District in the Town of Salisbury. This project will be integrated within the existing Lakeville Village, and will help in the ongoing revitalization of this small but active village area. The site is within easy walking distance of many amenities in the village downtown business district of Lakeville in the Town of Salisbury. The small towns of Litchfield County face challenges and Salisbury is no exception. Preservation of Salisbury's natural resources is important for the future of Salisbury, a community that is experiencing some demographic, housing and economic challenges. The Town of Salisbury Affordable Housing Plan, adopted in May, 2018, proposes a specific goal to develop 75 affordable housing units over the next ten years and the Holley Block rental project is listed as one of the proposed sites for affordable housing as a part of its ten year goal. Please see the Town of Salisbury Affordable Housing Plan contained in Attachment A. In furtherance of the Town's affordable housing goals, a Special Town Meeting was held on June 27, 2018, wherein the citizens of Salisbury authorized the Town to grant an option to lease to Salisbury Housing Committee for an extended lease term, the property known as the Holley Block, for the purpose of developing and operating an affordable housing development. A copy of the Special Town Meeting Minutes are contained in Attachment B. In accordance with the 2016 Affordable Housing Appeals list, Salisbury has only 31 assisted housing units or 1.2% affordable units. Salisbury stands out demographically in its need for affordable multifamily housing. Salisbury does not enjoy the "virtuous cycle" of a stable community in which there is an adequate supply of affordable housing opportunities. This lack of housing directly affects the improvement of the living situations of current residents of Salisbury – many young families are forced to depart Salisbury and the current lack of affordable housing puts a strain on the local employers who depend on workers that live locally. The beauty and amenities of Salisbury and its proximity to major suburban areas make it likely that well-to-do people will continue to acquire vacation and retirement homes here. Salisbury is diverse in its varied topography of mountains and valley, streams and lakes, bogs and pastures. Compact villages and open rural spaces alternate across the landscape. As of 2009, one quarter of the Town's total land area was under permanent conservation protection and another 15-25% belonged to owners such as the 3 private schools and Mt. Riga Inc. and most likely will not be developed. These factors will significantly contribute to placing pressure on land that may be eligible for development and contributes significantly to the fact that Salisbury is the eighth least affordable town in Connecticut to live in. Affordable housing does not reduce the value of neighboring housing and Holley Block will be built utilizing a wide range of energy efficiency and conservation improvements that will enhance the existing Lakeville Village and neighboring properties. The proximity of the proposed Holley Block to the Lakeville Village Main Street business district will provide diversity and strengthen the economy.

Describe in detail the proposed development activities, including both the proposed housing development as well as any directly related additional development.

With the funds from this DOH Predevelopment Loan, Salisbury Housing Committee, Inc. (SHC) will undertake the planning and design for the proposed affordable housing for this currently vacant lot on Main Street in the Lakeville Village District. Based on the site size and the architectural characteristics of the neighborhood, it is anticipated that the project will contain approximately 12 affordable apartments in a two story building, with parking provided on site behind the building. This will also approximate the original building that was on this site that was built around 1903. The apartments will be a combination of 1-, 2- and 3-bedroom sizes and will be provided to individuals and families in the 25%, 50% and 80% AMI incomes. This combination will provide the widest range of housing opportunities to meet the large need for additional affordable housing in the Town of Salisbury.

SHC will implement green development strategies in the design, construction and operation of the proposed project. This project will be designed by a firm that has extensive experience in designing for this Salisbury location as well as energy efficiency, sustainable and green affordable housing. This project will be evaluated by Peter Harding of Home Energy Technologies and will contain design features to qualify for at least a Silver-level National Green Building Standard Certification. It is the intent of SHC to provide an economical, good looking, functional community facility sensitive to the needs of the inhabitants and in harmony with the neighborhood and its people. The Holley Block project supports the recommendations of the Salisbury Affordable Housing Commission for the Town of Salisbury to create affordable housing in the village center area and on existing town water and sewer lines. The planning for the Holley Block is due to the success of Sarum Village and Sarum Village II and the large need for affordable housing in Salisbury. SHC is very committed to building additional affordable family housing in Salisbury and will initiate a capital campaign to raise a portion of the funding needed for the development of the project, please see Attachment C. Undeveloped but previously developed infill land at the location of the existing site of Holley Block was chosen for the development of the project. The Town of Salisbury Board of Selectmen are very supportive of this project and strongly encourage the goals of the residents of the Town of Salisbury and Salisbury Housing Committee. Please see support letter from Curtis Rand, First Selectman, included as Attachment D.

Holley Block will increase the number of affordable housing units within walking distance of the Lakeville Main Street Village District and address the Town of Salisbury's Affordable Housing Plan goal to provide an additional 75 units of affordable housing over the next ten years.