

Affordable Housing Compliance Options – United Water/Suez Site

Borough of New Milford



Affordable Housing Compliance Options

- Status of New Milford's obligation
- Overview of United Water/Suez site
- Option A: do nothing
- Option B: ShopRite/field plan
- Option C: residential only

Status of New Milford's Obligation

- Yet to be determined
- Some numbers to consider:

Component of Need	Econsult – May 2016	Kinsey/FSHC – May 2016
Present Need	39	53
1987-1999 Prior Round	23	23
1999-2015	0	156
2015-2025 Prospective Need	88	255
Total	150	487

- Large variation in numbers, and even components of obligation
- New Milford has credits from existing development
- Will need to provide additional units, and address “unmet need”

United Water/Suez property

- Block 1309, Lot 1.02
- 13.61 acres
- Frontage on four streets
- Currently undeveloped



United Water/Suez property

- Located in R-A zone - single-family residential
- New Milford Master Plan's Land Use Plan Element proposes "cluster" zoning - same number of dwelling units on smaller lots
- Recommends affordable housing setaside
- Property has been previously recommended as inclusionary housing site

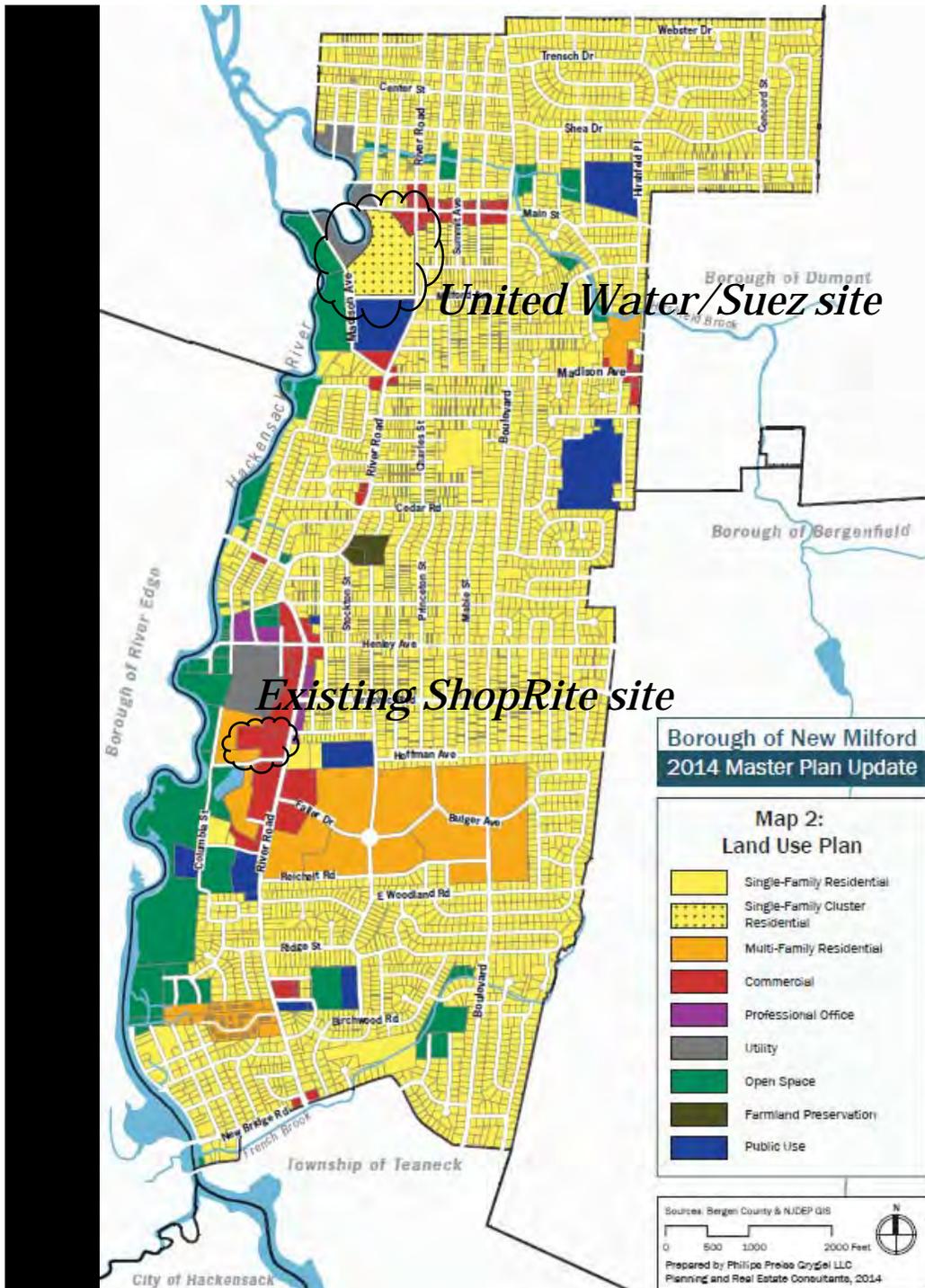
United Water/Suez property

- Given size, location and lack of developable land, will likely be redeveloped
- 2008 Master Plan Housing Element & Fair Share Plan recommended 200 units, including 40 affordable
- Need to determine whether rezoning appropriate
- If so, what it would entail
- Use(s), amount, height, setbacks, amenities, etc.

- Property will not remain undeveloped
- Litigation likely – at minimum, resumption of lawsuit challenging Zoning Board denial
- Even if developed as zoned, would be impacts
- No field or open space provided
- No affordable housing – would still need to be addressed elsewhere

Option A: do nothing

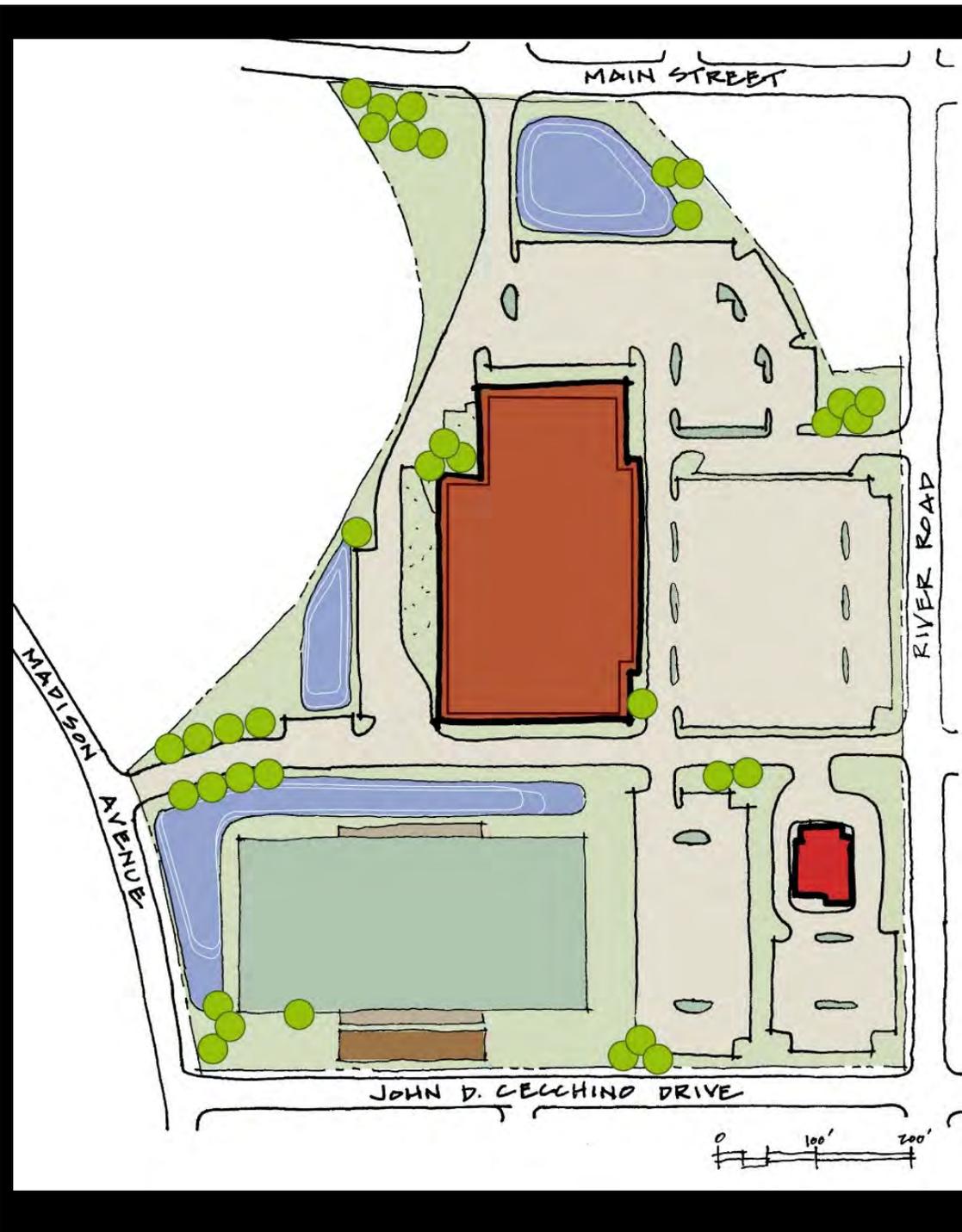
Existing zoning remains in place



Option B: ShopRite/ field plan

New ShopRite on United Water/Suez site, new housing and limited retail on existing ShopRite site

Create zone to permit both developments



Option B: ShopRite/ field plan

United Water/Suez site

- Permit commercial development, including supermarket and bank
- No residential component
- Require provision of land for new field



Option B: ShopRite/ field plan

Existing ShopRite property

- Permit mixed-use development
- Multifamily residential and limited ground floor retail space
- Include affordable dwelling units within residential portion
- Consistent with land uses in vicinity



Option C: residential only

Multifamily residential development with affordable housing component (15-20% of units)

No commercial development

Upwards of 200 units (potentially 350-400) to address obligation

Comparison of Impacts

- Option A: most uncertain, still may result in similar outcome on United Water site
- Option B: provides most certainty, affordable units provided, change in character of two sites, field provided
- Option C: greatest number of residential units, including affordable units

