



## PLEASE JOIN US AT THE SPECIAL TOWN MEETING ON APRIL 26TH, 7 P.M. AT THE KENT TOWN HALL!

**VOTE YES TO ALLOW KENT AFFORDABLE HOUSING TO UTILIZE TOWN  
OWNED LAND NEXT TO SOUTH COMMON FOR NEW HOMES!**

### **What is Kent Affordable Housing (KAH) planning to do with the town land?**

KAH plans on developing at least 10 units of dedicated affordable rental housing on the property. Why 10? That is the minimum that the Department of Housing is interested in funding.

### **Why should I support this resolution?**

The area of unused town land proposed for transfer was identified in the Town of Kent Housing Plan for 2022-2027 as an area to be considered for the development of dedicated affordable housing. Kent Affordable Housing hired Cardinal Engineering to look into the infrastructure capacity serving the current South Common, and they found that it was more than adequate to handle additional units.

The area being contemplated for transfer was defined with extensive input from Public Works, and the Parks and Recreation Commission to avoid interference with potential future plans.

### **Why here?**

Access to water and sewer is essential to building multi-family housing, and this particular site will allow us to make use of previous investments in infrastructure for South Common. KAH prioritizes properties that are town-owned and can be transferred to KAH at little to no cost. This allows us to use more of our funding to actually build houses!

CONTINUED ON OTHER SIDE

### **FOR MORE INFORMATION:**

 [PRESIDENT@KENTAFFORDABLEHOUSING.ORG](mailto:PRESIDENT@KENTAFFORDABLEHOUSING.ORG)

 [KENTAFFORDABLEHOUSING.ORG](http://KENTAFFORDABLEHOUSING.ORG)



## Why isn't KAH immediately taking ownership of the land?

KAH proposed doing a conditional agreement where we don't take control of the land until after approvals are received to limit risk to both the Town of Kent and KAH. This will allow for plenty of input from the community, and will allow KAH to do additional study of the feasibility of development.

## Will the town have to pay for this development?

No. Funding will come from state, federal and other funding sources.

## Will this impact adjacent areas, such as Kent Commons Park or Swifts Lane?

Impact on adjacent areas should be minimal. Primary construction access is expected to be via the Transfer Station or the Public Works area, and permanent access for residents will be via South Common.

## Do we need this type of housing?

Yes. Kent has done a good job of developing dedicated affordable housing, but the data shows we clearly need more:

- KAH has 64 households on its waiting list. These are households that filled out a nine page application, and underwent credit and background checks.
- Data released in September 2023 showed that Kent has 128 households that were severely cost burdened, paying 50% or more of their income on housing.

## How will the units be managed?

KAH housing units are professionally managed by a third party management company.

## Who will live in these units?

The affordability levels will be determined at a later date. The current KAH housing is affordable to households that make 25-80% of the Area Median Income. That translates to \$20,075 for an individual at 25% of the AMI, to \$91,760 for a family of four at 80% of the AMI.

## What is Kent Affordable Housing (KAH)?

KAH is a 501(c)3 non-profit with an all-volunteer board. We own and manage 37 affordable rental units. The mission of Kent Affordable Housing is to develop, sustain, and advocate for affordable housing in the town of Kent, Connecticut. You can learn more at <https://www.kentaffordablehousing.org/>

**WE NEED YOUR SUPPORT! PLEASE COME TO THE SPECIAL TOWN MEETING  
ON FRIDAY, APRIL 26TH AT 7 PM!**

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