

## **AFFORDABLE SENIOR HOUSING IN SHERMAN**

### **FREQUENTLY ASKED QUESTIONS AND ANSWERS**

Question: What are the eligibility requirements for living in affordable senior housing in Sherman?

Answer: An individual must be 62 years and/or older. If there is a couple then one individual must be 62 years old.

Question: What are the income qualifiers for affordable senior housing?

Answer: The income qualifiers are set by the state and they are as follows: The income must be 80 percent of the annual mean income in an approximate 20 mile radius of Sherman. At this time that translates to \$54,000 a year for couple and \$47,750 for a single person. This does not include assets. If the mean income level in the same radius changes so will the qualifier.

Question: How many units will be available immediately? How many more units will be built on the property?

Answer: Initially the proposed plan is to build 12-16 units. However, it will be possible to build up to 40 units on the property selected.

Question: How many acres are being considered for building these units?

Answer: The proposed housing will be contained within 15 acres of Colonial Park without intrusion to the recreation areas, the community garden, or the walking trails.

Question: Why was Colonial Park selected as the site for affordable senior housing?

Answer: Colonial Park was selected because it is within reasonable distance to the town's commercial areas. In addition, the land is owned by the town and therefore the land will be leased and remain as part of town owned property

Question: What is the danger of back up traffic at the entrance and north or south on route 37.

Answer: There are no foreseeable traffic concerns. The number of units is minor and most entrance and exit times will be scattered and of minor consequence. This has also been taken under advisement by the Department of Highways.

Question: Will Sherman residents have first choice to move in?

Answer: Income eligibility determines whether or not someone can move in. However, there is a clause in the lease that Sherman residents will have first preference as long as there is no housing discrimination.

Question: At the town referendum, what will approval of the lease mean?

Answer: Approval of the lease will allow application to funding sources for development funds.

Question: What will be the burden on taxpayers in Sherman?

Answer: There will be no burden on tax payers in Sherman. In fact what it will mean is that all the Sherman tax money which has been going to other locations in Connecticut will be helping to fund our project. Of all the towns in Connecticut at this time, we receive the least benefit from the taxes.

Question: Who will have input as to how the housing looks?

Answer: Since we are developing this housing residents will have the opportunity for input. If an outside private developer were to build this housing, no one would have input.

Question: How long will it take to develop the housing?

Answer: Since applying for public funding is competitive, it can take several years to obtain the funding in stages. We will keep you informed at each stage.