**Church Street Commons - Project Description**

Commons Community Development Corporations (CDC), with support from the Town of Hebron, is planning to build a mixed-income housing development, to meet the urgent need for more housing choices in the town, where less than three percent of the housing is deemed affordable. Of the 3,567 total units of housing in Hebron, only 103 are affordable. 26% of residents are cost-burdened, spending more than 30 percent of their income on housing. There are waiting lists for the limited number of apartments in town, limiting the ability of people who work in town to live there as well as keeping people who want to age in the town they love to remain there. Church Street Commons will go a long way to helping the town meet its stated goal to build 75 more units of affordable housing in the town over the next five years, a goal of its Housing Choices Plan.

Commons CDC is uniquely positioned, given its organic, collaborative, local approach, to create housing that is supported by the community and fits seamlessly into its environment. St. Peter’s Episcopal Church, located one block from the Town Center, has a long history of service to and partnership with the Town, and its vestry (leadership body) and parishioners are supportive of and excited for Church Street Commons. Support for the project has been demonstrated by town leaders, through statements by the Board of Selectmen, meetings with the Town Manager and Town Planner, and joint applications for funding.

The Hebron Housing Authority and area social service nonprofit organizations also support the project. The local nonprofit organization called Coalition on Diversity & Equity (CoDE), composed of community members who wish to see greater diversity, equity and vibrancy in the town, fully support the project and are actively engaged in community dialogue and education about its merits and the need for affordable housing in town.

Church Street Commons will be located in an ideal location, on three acres of beautiful, wooded land owned by St. Peter's Episcopal Church, near the center of town, where there are schools, library, grocery store and pharmacy, child care program, doctors’ offices, and trails/parks. Sidewalks allow for safe, accessible walking to and from the town center.

Church Street Commons will consist of 51 units of mixed-income housing. 73% percent of housing in this development will be affordable (under 80% AMI), to help meet the need for affordable housing in the town. A mix of three-, two-, and one- bedroom townhouses and apartments will be built. The project will include a combination of new construction (50 units) and the adaptive reuse of an existing historic building on the property (to one or possibly two units).

The Church and Rectory buildings will inform a design for the housing that reflects the architectural integrity of the historic buildings in Hebron Village. The Church Street Commons project team is participating in the Living Futures Demonstration through the International Living Future Institute (ILFI) and will be pursuing Zero Energy certification to ensure that the housing uses sustainable products and practices.

Predevelopment funding has been received from the CT Department of Housing, Local Initiatives Support Collaborative (LISC), and Housing Ministries of New England. The Town of Hebron, in collaboration with Commons CDC, received $2.1 million from the CT Department of Economic and Community Development to build a community well on the site to support the housing development.