

Greenwich Public Schools Racial Balance 2022



Connecticut State Board of Education Presentation
June 1, 2022

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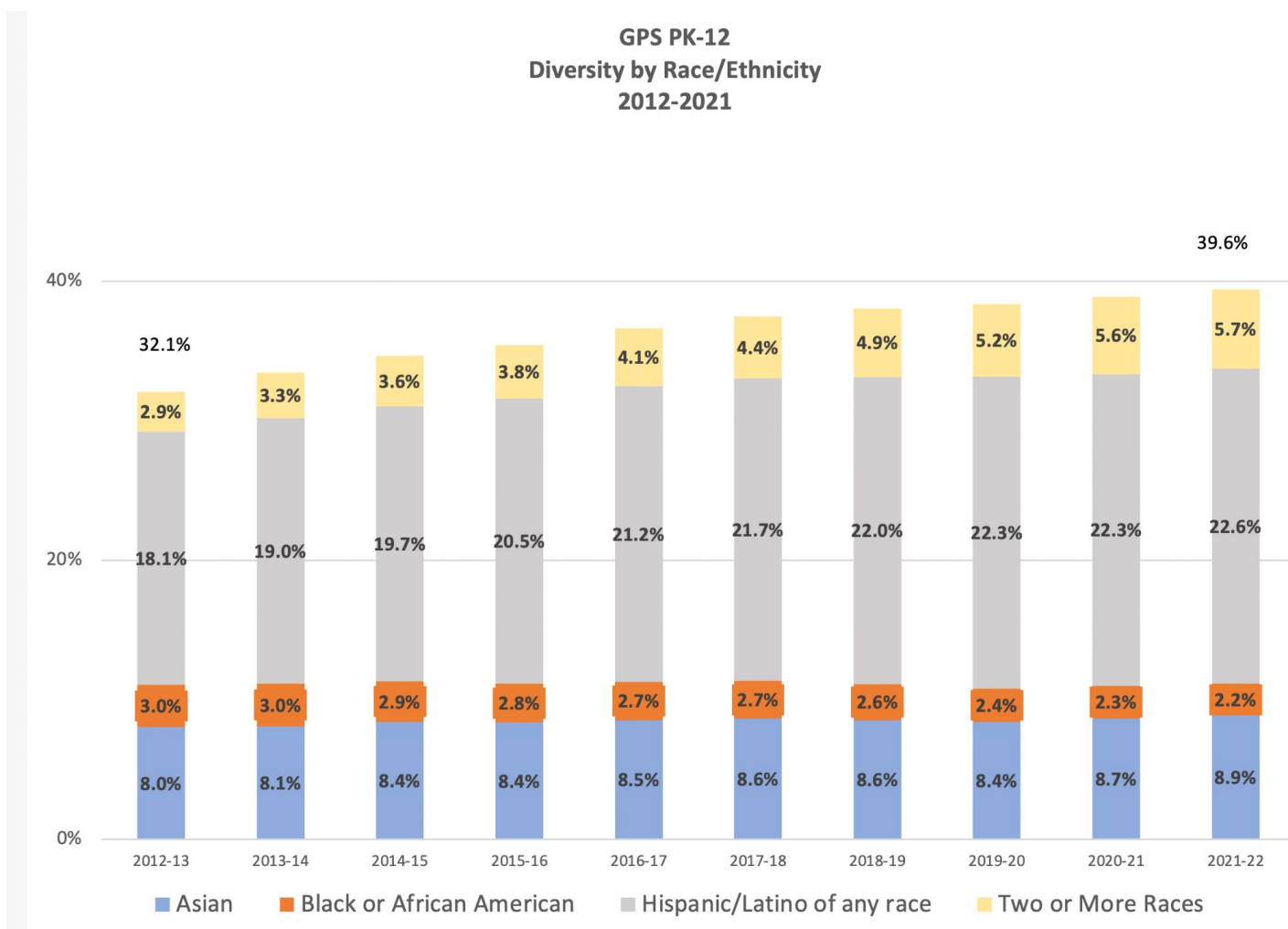
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GPS Diversity

The District continues to become increasingly diverse, notably due to increases in students identifying as “Hispanic” and “Two or More Races.” In the last 10 years, the percentage of Greenwich Public School students who identify in categories other than “Caucasian” has increased from 32.1% in October 2012 to 39.6% in October 2021.

Race/Ethnicity information is collected for all students upon registration using the categories required by the Connecticut State Department of Education: Asian, Black, Caucasian, Hispanic, Native American, Pacific Islander, or Two or More Races.

The percentage of students who identify as Two or More Races has nearly doubled from 2.9% 10 years ago to 5.7% in 2021. Students who identify as Hispanic have increased from 18.1% to 22.6% in the last 10 years.



Racial Balance

Racial balance is calculated as variance between the minority enrollment of a specific school and the district minority enrollment average. The threshold for racial imbalance is +/- 25% from the District average for the relevant grades (i.e., PK-5 schools are compared only against schools with PK-5, middle schools are compared against other middle schools.) The threshold for “impending racial imbalance” is +/- 15% - 24% from the District average.

New Lebanon and Hamilton Avenue have both made significant progress in reducing their imbalance but will continue to be categorized as “Racial Imbalance” for 2021.

Julian Curtiss, International School at Dundee, Parkway, Old Greenwich, North Street and Parkway schools will fall in the state category of “Impending Racial Imbalance” (+/- 15% from the District percentage).

Notably, Western Middle School has a +13% and is below the threshold to be categorized as “impending.”

The chart below displays the variance of the GPS schools from the District average minority enrollment (for their relevant grades).

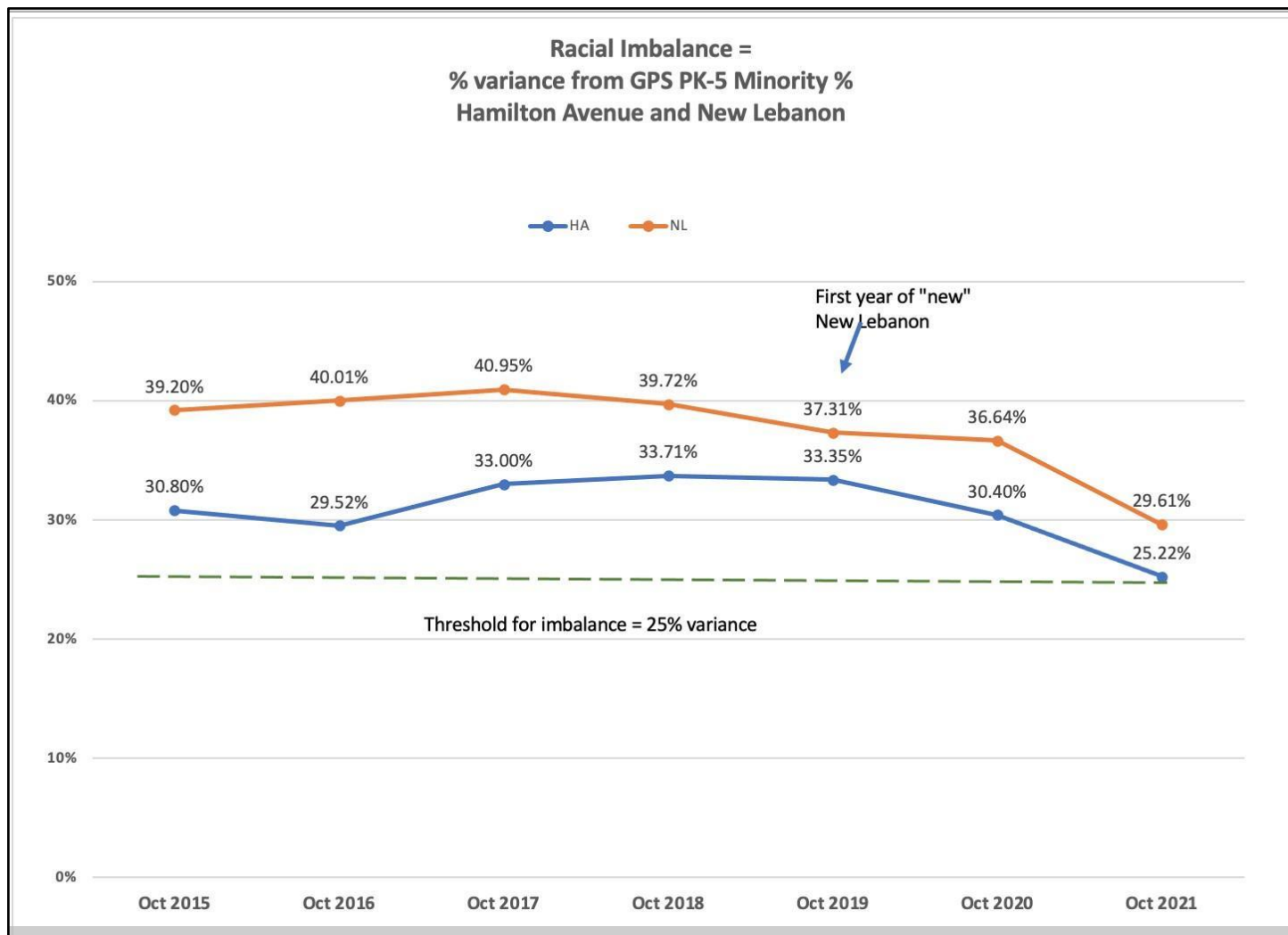
Racial Balance Status
PK-12 students - October 2021

School	% Diversity	Grade Level District Average	Diff from GPS Grade Level Average
New Lebanon School	72.29%	42.68%	29.61%
Hamilton Avenue School	67.90%	42.68%	25.22%
Julian Curtiss School	55.10%	36.25%	18.85%
International School at Dundee	53.78%	36.25%	17.52%
Western Middle School	54.83%	41.79%	13.05%
Cos Cob School	37.50%	36.25%	1.25%
Greenwich High School	39.47%	39.47%	0.00%
GPS Average	39.60%	39.60%	0.00%
North Mianus School	35.94%	36.25%	-0.31%
Eastern Middle School	35.94%	41.79%	-5.85%
Central Middle School	35.42%	41.79%	-6.36%
Riverside School	27.79%	36.25%	-8.46%
Glenville School	27.51%	36.25%	-8.74%
Parkway School	18.89%	36.25%	-17.36%
Old Greenwich School	19.90%	42.68%	-22.79%
North Street School	19.68%	42.68%	-23.01%

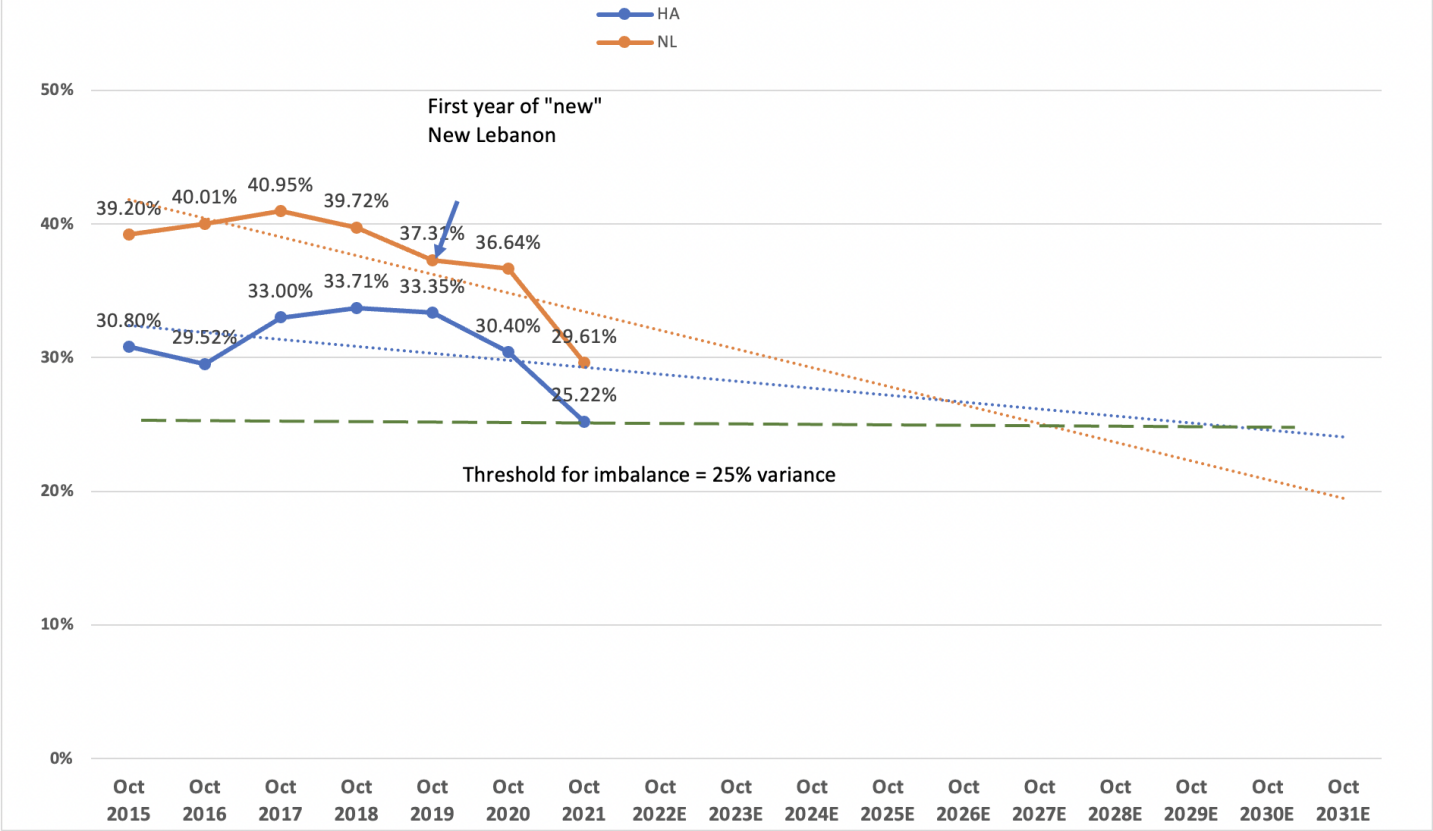
Red - Imbalance (+/- 25%)

Yellow - Impending (+/- 15%)

Hamilton Avenue has narrowed the gap from a high of 33.71% in 2018 to this year's 25.22%, just slightly above threshold for Imbalance. New Lebanon has also made significant progress with a marked change starting in 2019, the first year that the new building was open.

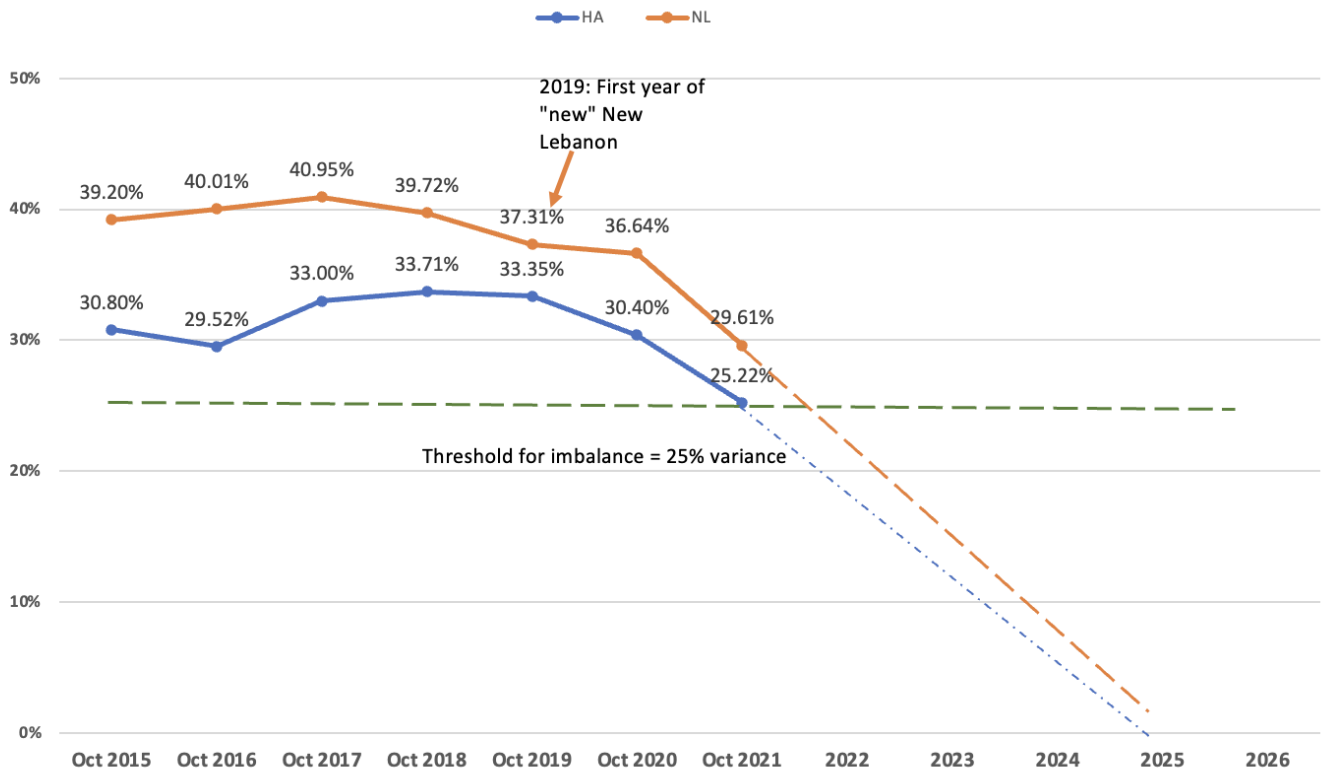


Racial Imbalance =
% variance from GPS PK-5 Minority %
Hamilton Avenue and New Lebanon
2015-2021 Actual; 2022-2031 trend line



Timeline Trend

Racial Imbalance =
% variance from GPS PK-5 Minority %
Hamilton Avenue and New Lebanon





TOWN OF GREENWICH

NOVEMBER 15, 2019

PLAN

of Conservation
and Development

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2. Develop housing opportunities for the future



Byram

Greenwich Housing Market

Greenwich remains one of the region's highest priced housing markets, reflecting both the character of the housing stock as well as the desirability of the community. This prosperity, however, creates a difficult market for young families, an aging population, town employees (of whom only a third currently live in town), and particularly those earning less than the area median income. This situation will likely increase demand for attached and multi-family housing in Town. The availability of new housing options

may in turn influence turn-over of existing single-family homes.

There has been steady reinvestment back into the community. Between 2009 and 2019, approximately 847 residential building permits were issued for new homes, an average of 85 per year, and 78 new buildable lots were created through subdivisions. Between 2009 and 2012, there was a marked decrease from the average number of permits, due to the recession.



The 2009 Plan noted the desire for more affordable and moderate income (work-force) housing units in Town. In response to this goal, the Building Zone Regulations were amended to promote the inclusion of below-market rate housing units, resulting in a reduction of the shortage of housing for those employed by the Town and by not-for-profit and non-governmental agencies.

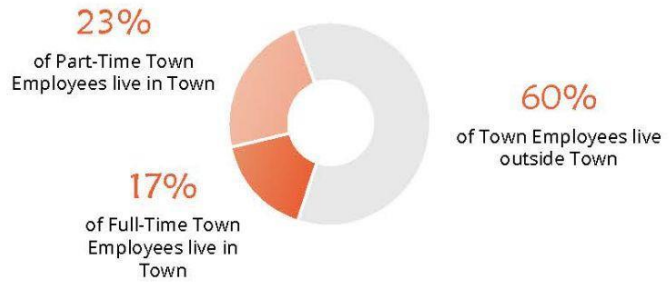
That said, the top two anticipated housing needs for the near future are:

1. Housing that is more affordable,
2. Housing for an aging population.

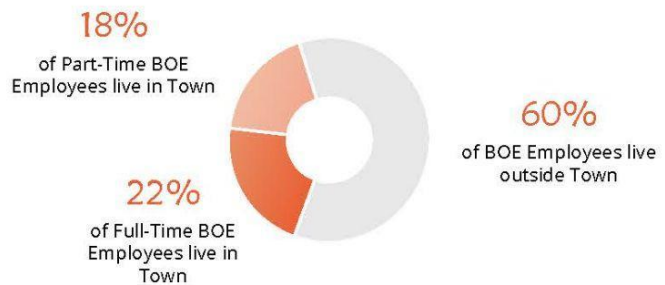
It is likely these two needs will generate a strong market for multi-family developments.

Zoning changes
were designed to
reduce the shortage
of affordable
housing for
municipal workers.

TOWN EMPLOYEES



BOARD OF EDUCATION EMPLOYEES



Riverside

Affordable Housing

In Connecticut, the term “affordable housing” is defined by state statute as housing for persons and families that would cost them 30% or less of their annual income, where such income is less than or equal to the area or state median income, whichever is lower. The 2019 state median income is \$100,400 and the area median income is \$144,300, so in Greenwich the state median income is used. Housing is considered to be “affordable housing” if it:

- receives financial assistance under any governmental program for the construction or substantial rehabilitation of low and moderate income housing,
- includes housing occupied by persons receiving rental or mortgage assistance under the United States Code, or
- has 30% of total dwelling units in a development with a deed restriction requiring half of the restricted units to be sold or rented to persons and families earning 80% of the state median income, and the other half sold or rented to persons and families earning 60% of the state median income.

Based on the 2019 state’s formulas, an eligible individual renting an “80% unit” can make no more than \$56,224 per year and would pay no more than \$1,396 per month for a one-bedroom unit.

Based on the 2019 state’s formulas, an eligible individual renting a “60% unit” can make no more than \$42,168 annually and would pay no more than \$1,020 monthly for a one-bedroom unit.

AFFORDABLE HOUSING LAND USE APPEALS PROCEDURE

The Connecticut General Statutes Affordable Housing Act, codified as Section 8-30g, impacts communities whose housing stock is less than 10% “affordable” as defined, and is deed restricted to ensure it will continue to qualify for at least 40

years. Communities short of the 10% threshold created by the state subject themselves to the “affordable housing appeals procedure,” where local zoning regulations no longer determine what can be proposed for development. Rather the Planning and Zoning Commission must determine that there is no public, health, or safety issue that outweighs the need for affordable housing in order to approve the proposal.

AFFORDABLE HOUSING STOCK

According to the State Department of Housing’s Affordable Housing 2018 Appeals List, 5.06% of Greenwich’s housing units qualify as affordable and the Town, therefore, is not an “exempt community” per the Connecticut General Statutes. Although the Town does not technically meet the state’s 10% threshold, it has considerably more affordable housing units than the 5% would suggest, due to Naturally Occurring Affordable Housing.

Naturally Occurring Affordable Housing refers to residential rental properties that maintain low rents without federal subsidy. Many properties in the Town’s housing stock are affordable but are not counted as such because they are not deed restricted for 40 years.

MORATORIUM

The state offers a moratorium from section 8-30g of the statutes to those communities which have accumulated enough “housing unit equivalent points” to surpass two percent of the units in the last Census. For example, family units restricted to families whose income is equal to or less than 80 percent of the state median income shall be awarded one point for an ownership unit and one and a half points for a rental unit. With 25,631 units in the 2010 Census, Greenwich would need to accumulate 512.6 housing unit equivalent points to qualify for this moratorium. All affordable housing proposals would then have to comply with the town’s Building Zone Regulations.

OBJECTIVE 2.1 Create more affordable housing as currently defined under Section 8-30g of the Connecticut General Statutes.



- a. Update the Building Zone Regulations to further promote affordable housing through inclusionary zoning measures, pursuant to Section 8-2i of the Connecticut General Statutes, such as:
- i. the setting aside of a reasonable number of housing units for long-term retention as affordable housing through deed restrictions or other means;
 - ii. the use of density bonuses; or
 - iii. payments to a housing trust fund to allow funds gathered from state and federal grants, donations, and other sources to facilitate construction of affordable housing.



- b. The Housing Authority of the Town of Greenwich should use property they own to develop more affordable and senior housing. Secondly, inventory Town-owned land that could be offered to the Housing Authority through a long-term lease, particularly if this can be accomplished through adaptive re-use.



- c. Update the Townhouse, Neighborhood, and Residential-Planning Housing Design-Small unit (R-PHD-SU) Zone requirements in the Building Zone Regulations to increase subsidized housing that can be counted towards the Town's affordable housing inventory as defined by the State.



- d. Update the elderly and affordable accessory housing requirements in the Building Zone Regulations to further promote this "hidden housing."



- e. Utilize the property tax revaluation process to identify illegal apartments and encourage conversion of these units to legal, deed-restricted, affordable housing units that count towards the Town's affordable housing inventory as defined by the State.



- f. Encourage subsidized housing in areas that are served by transit.

Objective 2.2 Work with other Fairfield County Towns, the regional council of governments, the Connecticut Chapter of the American Planning Association, and others to consider amendments to the statute.



- a. Lobby state legislators to modify Section 8-30g of the Connecticut General Statutes to use the area median income of the Metropolitan Statistical Area (MSA) of Stamford-Norwalk, as opposed to the state median income.



- b. Lobby state legislators to use Naturally Occurring Affordable Housing (NOAH) in the affordable housing tabulation.

Aging Population

As the population continues to age, many people remain in their homes for lack of options, which in turn reduces the number of homes available to growing families. For this reason, an increase in demand for diverse housing options, particularly smaller detached homes, single-family attached, and multi-family options will provide the opportunity for residents to “age in place” and stay in the community.



Objective 2.3 Facilitate housing options that encourage seniors to stay in Greenwich (“aging-in-place”) and are designed for enjoyment of all.



- a. Promote age-friendly housing options in or near walkable, pedestrian-friendly areas with one-floor living, lifestyle amenities, elevators, limited maintenance, and proximity to restaurants and other retail.



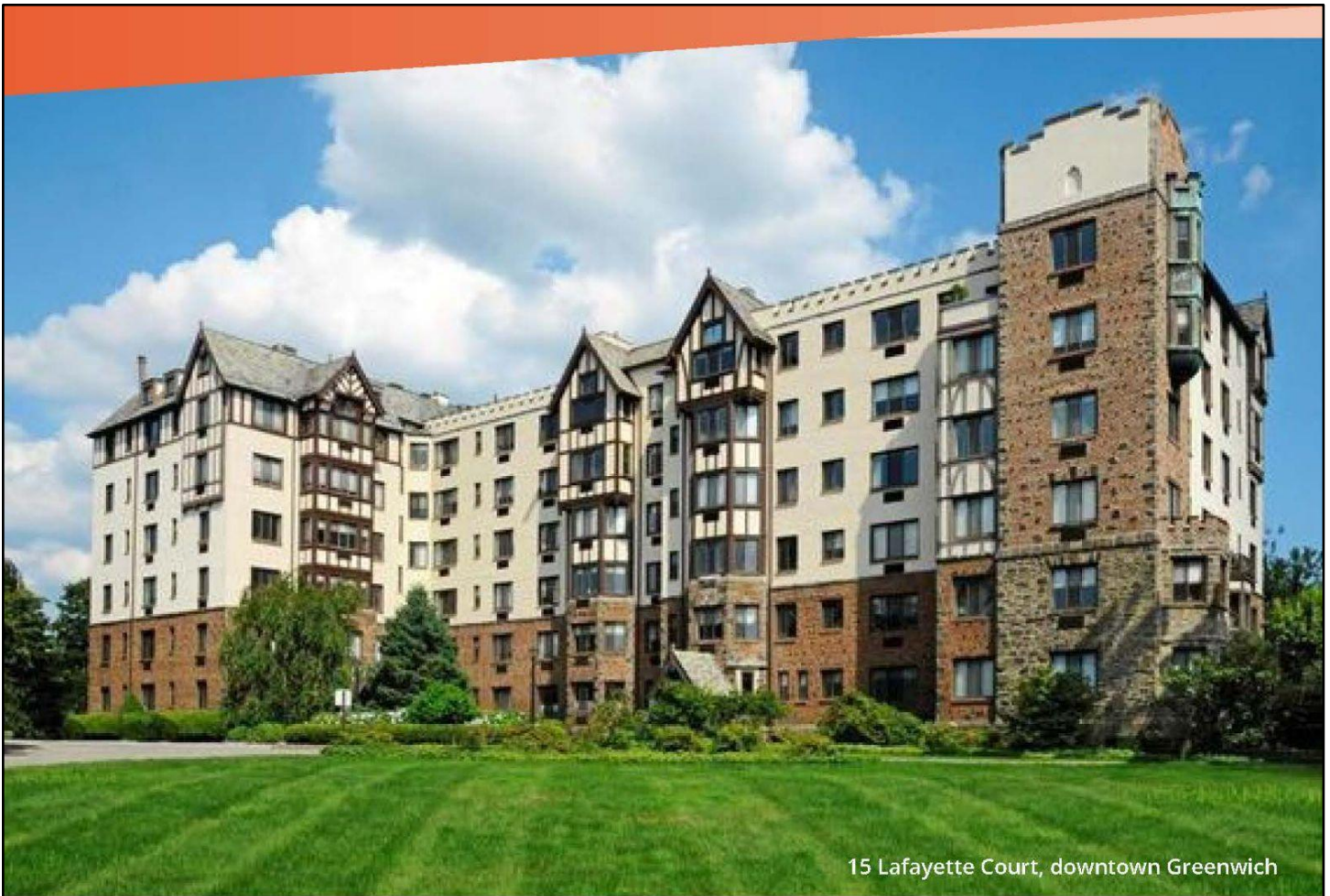
- b. Develop regulations for assisted living facilities and comprehensive care communities.



- c. Remove and prevent barriers to people with disabilities in existing developments.



- d. Track the projected growth of the Town’s senior population against development opportunities for age-restricted housing and adjust Building Zone Regulations as necessary.



15 Lafayette Court, downtown Greenwich

Multi-Family Developments

For built-out communities like Greenwich, “infill development” of new housing on vacant or underutilized land in an already developed area is the most common means to satisfy demand for additional housing. The American Planning Association describes infill development as redevelopment that, “optimize[s] prior infrastructure investments and consumes less land than is otherwise available...” When this development is multi-family housing, it is that much more important that the new housing is compatible with the existing and desired future character within

each neighborhood. Zoning regulations have to be regularly revised to ensure both the bulk of the buildings and their relationship to surrounding properties and the street meets the vision of the community. The regulations will provide developers with more direction and neighborhoods with more security in how each neighborhood could change. The current housing stock includes 25 moderate income dwelling units, 23 “affordable housing” units, 91 elderly accessory apartments, and 16 affordable accessory apartments.

Objective 2.4 Support housing that is in keeping with the existing built environment, contributes to Town character, and is a more predictable product for both the neighborhood and developer.



- a. Review incentives offered to build moderate income housing incentives to ensure they are predictable and the greater the incentive, the greater the number of units offered.



- b. Encourage adaptive re-use of existing structures for multi-family development.



Greenwich Shore Apartments, Byram



30G Applications

pre-application

Church/Sherwood C.G.S. Section 8-30g Housing Development

Church Street and Sherwood Place

Schools: Julian Curtiss School, Central Middle School, Greenwich High School

1143 East Putnam Avenue

Schools: International School at Dundee, Eastern Middle School, Greenwich High School

pre-application

5 Brookridge Drive

Schools: North Street School, Central Middle School, Greenwich High School

CT AFFORDABLE HOUSING APPEALS LIST PENDING DEVELOPMENTS

4 Armonk Street

Schools: New Lebanon School, Western Middle School, Greenwich High School

Church St

Schools: Julian Curtiss School, Central Middle School, Greenwich High School

100 East Putnam Avenue

Schools: Cos Cob School, Central Middle School, Greenwich High School

1205 East Putnam Avenue

Schools: International School at Dundee, Eastern Middle School, Greenwich High School

1137 East Putnam Avenue

Schools: International School at Dundee, Eastern Middle School, Greenwich High School

171 Hamilton Avenue

Schools: Hamilton Avenue School, Western Middle School, Greenwich High School

62 Mason Street

Schools: Julian Curtiss School, Central Middle School, Greenwich High School

4 Orchard Street

Schools: Cos Cob School, Central Middle School, Greenwich High School

143 Sound Beach Avenue

Schools: Old Greenwich School, Eastern Middle School, Greenwich High School

143 Sound Beach Avenue

Schools: Old Greenwich School, Eastern Middle School, Greenwich High School

500/600 West Putnam Avenue

Schools: Hamilton Avenue School, Western Middle School, Greenwich High School

581-585 West Putnam Avenue

Schools: Hamilton Avenue School, Western Middle School, Greenwich High School

