



Wilton Economic Development Team
November 14, 2023

To: Wilton Zoning Board of Adjustment
From Wilton Economic Development Team
Date: November 14, 2023
Re: Ra-Lo and Associates, LLC Variance Request Lot K-105-3-1

The Economic Development Team has been working with several small developers in an attempt to encourage more affordable housing in the downtown village where we have access to town water and sewer. These developers tell us they can't afford to build affordable housing due primarily to the cost of land, permitting, labor and materials. But the buyers moving here are also driving up the price of housing as they are finding tax free NH to be a very attractive financial prospect. The median listing price of single family home in Wilton is 490,000.

We have two under-served spectrums of buyers in Wilton; young families, first-time buyers, single professionals and then our older residents who can't afford their big homes but want to stay in Wilton where they have all their social connections and history.

Ra-Lo and Associates is the only, and first developer, who has been willing to step up and create in-fill housing at a reasonable price to help address Wilton's affordable housing needs.

The multi-family units they propose are more in keeping with the current homes in the Pine Valley neighborhood than two more \$500-750,000 single family homes.

Based on the Housing Advisory Committee's recent recommendations under consideration by the Wilton Planning Board, it is likely the acreage requirements for this area of downtown will be reduced to allow for more density and make the existing non-conforming lots conforming.

There are very few buildable lots in downtown. Even fewer appropriate for multi-unit development. This would be a missed opportunity to create more housing in a walkable distance to our downtown businesses.

We strongly recommend the ZBA grant this variance.

Respectfully submitted,
Wilton Economic Development Team

