Pierson School Redevelopment FAQs – Spring 2026

Learn more about the possible redevelopment of the Pierson School in Clinton into affordable, senior-preference rental apartments.

☐ **Why is the Pierson School potentially being redeveloped into affordable, rental apartments?**
In spring 2023, the Town of Clinton issued a Request for Proposals (RFP) for plans to redevelop the Pierson School into affordable senior housing with a community use component. Development teams responded to this RFP with their proposed plans and in winter 2023 the Town Council chose the plan submitted by the development team lead by Xenolith Partners and HOPE Partnership.

☐ **Who are Xenolith Partners and HOPE Partnership?**
Xenolith Partners is an experienced developer and owner of several rental communities, including many affordable units, in New York and Connecticut. HOPE Partnership is a local, mission-driven, 501(c)3-qualified non-profit organization that has worked to expand affordable housing in our region for 20 years. HOPE has developed affordable housing in Old Saybrook, Essex, and Madison.

☐ **Can affordable housing be restricted to just people from a certain town or group of people?**
No, affordable housing cannot be created using public financing and then restricted to only people from a certain town or area. Likewise, affordable housing using public financing cannot be designed only to benefit a specific group, for instance, people who work for a specific company or organization.

☐ **What is the community use and who will be responsible for programming?**
The development team proposed revitalizing the Pierson gymnasium and two front offices/classrooms (as well as bathroom facilities). This space would then be leased back to the Town of Clinton for $1/year. The Town of Clinton would be responsible for programming this space, and plans to create areas to host programs and services for our community's seniors.

☐ **What is going to happen to the gazebo, front lawn, and public access to the rear of the Pierson School?**
The gazebo and the front lawn space will be remitted back to the Town and will continue to be Town-controlled property. This area will be used for community events, as it has been in the past. The lawn area directly behind the parking lot will be a part of the development site.

☐ **What about the field on the western side of Pierson?**
The grassy area to the west of the school, which was previously used by the Pierson School as a playground area is owned by the Adam Stanton House and, therefore, is not part of the development parcel.

☐ **What is going to happen to he parking spaces used by the public and neighbors?**
There will still be parking available to members of the public and neighbors to use.

☐ **Will this development pay taxes?**

Yes, the development team executed a PILOT (Payment in Lieu of Taxes) agreement with the Town of Clinton that reflects a 32-year term with $0 taxes for the first two years (construction period) followed by taxes of
$500/unit starting with the taxes for the October 1, 2026 Grand List, with 2% annual escalations over 30 years.

☐ **When will these units be available to rent?**

Assuming the development team gains site control in Winter 2026-2027, these units would likely be available to rent in mid 2028.

☐ **What is "site control" and how does it happen?**

The Town of Clinton conducted a public vote to authorize the sale of the Pierson School property to the development team in the fall of 2024. The development team has entered into a purchase and sale agreement with the Town of Clinton with a purchase price of $500,000. Once the agreement closes and the property transfers in ownership to the development team, the construction phase of the project can begin.

☐ **Why is the purchase price of the property $500,000?**

Because of historic preservation restrictions, there are quite limited options on how to optimize a property like Pierson. This means that the market value of a property like this is not actually as high as folks might initially think, because of the limited uses available and expensive restorations required. In addition, the front lawn, gazebo, and interior spaces for the Town's senior programs provide ongoing value and service to the community, but restrict the developer's use of the property.

☐ **How long will construction last?**

Construction is estimated to take approximately 18-months. The renovation and the new construction addition will be completed in one phase.

☐ **How can I share input or ask questions?**

Residents can participate in public hearings, information sessions, or submit questions or feedback directly to the developer team by filling out the below form.

☐ **What will the new building look like?**

The design will comport with other historic neighboring structures, such as the Adam Stanton House (c. 1791), the Holy Advent Church (c. 1876) with its beautiful gardens, and the National Register Clinton Village Historic District. The addition will have sloped roofs, clapboard siding and colonial detailing to differentiate it from the brick Pierson building, taking its design cues from the surrounding historic district. Setting it back from East Main Street and the property line and capping it at three stories, lower than the existing building will help minimize its visual impact.

☐ **Who should I contact about a question related to the current use or maintenance of the Pierson School?**

The Pierson School is still owned by the Town of Clinton, so any questions related to its current use or maintenance should be directed to the Town.

☐ **How can I apply to live at the Pierson School Apartments?**

The application period has not yet opened. Please continue to check this website for updates.

Additional Resources

- HOPE Partnership, Inc.: www.HOPE-CT.org
- Xenolith Partners: https://xenolithpartners.com/
- CT Department of Housing: HUD income limits: Rent and Income Limits Information
- Town of Clinton: Clinton - 2023 Town Profile (clintonct.org)
- Middlesex United Way: Housing | Middlesex United Way