

# Memorandum

**To:** Planning and Zoning Commission Members

**From:** Michelle Perillie, AICP CFM, Deputy Planning and Zoning Director

**Date:** June 1, 2018, *revised April 29, 2021*

**Re:** **Westport's Diverse Housing Regulations and Projects**

---

Market rate and below-market-rate housing alternatives must be provided in a community to maintain a diversity of residents of all income levels. The housing inventory in the Town of Westport includes market rate housing, below-market-rate housing, and affordable housing as defined by the Connecticut General Statutes<sup>1</sup>.

The 2017 Plan of Conservation and Development recommends creating more affordable housing opportunities compatible in scale with existing neighborhoods. §10.4, *Monitor Changing Housing Needs* and §10.5, *Continue to Address Housing Needs* include the following goals:

- *“Seek ways to address changing housing needs while maintaining the character and integrity of Westport.” Pg. 85*
- *“Support and encourage the Westport Housing Authority in their efforts to provide affordable housing opportunities in ways that are compatible with the character of Westport and its neighborhoods.” Pg. 85*
- *“Consider ways of integrating affordable and workforce housing in future projects.” Pg. 85*
- *“Support and encourage non-profit organizations that help address housing needs in ways that maintain the character and integrity of Westport.” Pg. 85*
- *“Consider ways of collaborating with public and private organizations in terms of addressing housing needs.” Pg. 85*
- *“Seek to address affordable housing in ways that are appropriate for the community rather than dictated by private developer.” Pg. 88*

---

<sup>1</sup>Affordable Housing is defined in §8-30g of the Connecticut General Statutes as:

- a) Assisted housing- a housing development that receives financial assistance under any government program; or
- b) Set-aside development- development where not less than 30% of the dwelling units are conveyed by deed containing covenants or restrictions which require that, for at least 40 years after the initial occupation of the development, such dwelling units will be sold or rented at, or below, prices which are 30% or less of a persons or families annual income, where such income is less than or equal to 80% of the state median income or area median income, whichever is less.

The 2007, 1997 and 1987 Plan of Development also encouraged enacting zoning regulations to create below-market-rate housing. Since adoption of these plans, Westport has made strides to implement these recommendations.

The Planning and Zoning Commission, over the course of decades, have adopted zoning regulations to promote a variety of housing choices and opportunities while simultaneously striving to maintain the character and integrity of the town that attracted residents to make Westport their home. While detached single-family homes remain the predominant housing type in Westport, there also exists a diversity of other housing types with various density, location and inclusionary housing requirements, including:

1. Accessory Apartments (both Affordable and Market-Rate), located within single-family homes, see §11.2.4.12 of the Zoning Regulations;
2. Accessory Apartments (both Affordable and Market-Rate), located in detached buildings on properties occupied by single-family homes, see §32-18.9.2;
3. Planned Residential Developments, wherein (Market Rate) Multi-Family dwelling units may be located on a single 15-acre lot with frontage on the Post Road, see §15;
4. Mobile-Home Units and Mobile Home Replacement Units (both Affordable and Market Rate) may be located on a single 4-acre lot with frontage on the Post Road; see §16, MHPD;
5. Open Space Residential District, wherein single-family, Two-Family, and Multi-Family dwelling units (Market Rate) may be located on a single 50-acre lot, in a residential zone, with frontage on an Arterial Street, see §17, OSRD;
6. Apartments and condominiums (both Affordable and Market-Rate), allowing Multi-Family dwelling units on a 3-acre, privately owned property located in a residential zone that abuts a non-residential zone, and has frontage on an Arterial Street, see §19, Residential Affordable Housing Zone;
7. Apartments and condominiums (Affordable, Market-Rate, and Workforce Housing), allowing Multi-Family dwelling units on a 1-acre, privately owned property located in a residential zone that abuts or is across the street from a non-residential zone, and has frontage on an Arterial Street, see §19A, Residential Affordable Housing Zone/Workforce;
8. Apartments (both Affordable, Market-Rate), allowing Multi-Family dwelling units on a 1.5-acre, privately owned property that has a minimum of 400 feet of frontage on the north side of the Boston Post Road, is within 400 feet of the intersection of Morningside Drive and the Boston Post Road, and is within 650 feet of the intersection of Turkey Hill Road and the Boston Post Road, see §19B, Residential-Rental Housing Opportunity/Workforce Zone;
9. Municipal Housing Zone, wherein (Affordable) single-family, Two-Family, and Multi-Family dwelling units are permitted on a single lot, 4-acres in size, with frontage on an Arterial Street, owned by the Westport Housing Authority or the Town of Westport, see §20, MHZ;

10. Apartments and condominiums (both Affordable and Market-Rate), on lots located within Saugatuck Center, formerly zoned General Business District, with a minimum lot size of 40,000 SF, and 50' of street frontage; see §24A, GBD/S;
11. Apartments and condominiums (both Affordable and Market-Rate) as part of a mixed-use development located on commercially zoned lots, within Westport Center, on the north of the Post Road and east of Main Street, with 75-feet of frontage on a non-state highway local road, with 40% of its perimeter used as a municipal parking lot, see §29B, BCRR;
12. Supportive Housing, wherein Two-Family and Multi-Family dwelling units may be used as living quarters for persons at-risk of being homeless, where health and employment services are provided by the Westport Housing Authority or qualified 501(c)3 non-profit organizations, on lots twice the minimum lot size required by the underlying zone, see §32-1.
13. Affordable Single-Family and Multi-Family dwelling units for Seniors (over age 62) on property at least 1-acre in size, owned by the Westport Housing Authority, see §32-2, Senior Housing Municipal;
14. Group Homes for Seniors, wherein living quarters are provided for up to six (6) unrelated Seniors (over age 62) within a single-family home; see §32-11;
15. Apartments and condominiums (both Affordable and Market-Rate), both Two-Family and Multi-Family dwelling units, on non-residentially zoned properties, see §32-12, Inclusionary Two-Family and Multi-Family Dwellings;
16. Apartments and condominiums (both Affordable and Market-Rate) as part of a Single-Use Development on split-zoned lots located in both the General Business District and Residence A District when an existing non-conforming septic tank manufacturing company with associated contractor's yard will be abandoned by a proposed Multi-Family use, see §32-12.2.3 Permitted Uses;
17. Group Homes for Youth; wherein living quarters are provided for up to eight (8) unrelated persons under the age of 19, within a single-family home, and is regulated by the State of Connecticut Dept. of Children and Youth Services (DCYS); see §32-13;
18. Residential Facility for School Based Education, wherein living quarters are provided for up to eight (8) unrelated high-school-aged persons, within a single-family home, under the supervision of a non-profit organization chartered by the State of Connecticut for educational purposes, who will attend the local high school, see §32-13A;
19. Apartments and condominiums (both Affordable and Market-Rate), both Two-Family and Multi-Family dwelling units, in buildings formerly occupied by a public school, see §32-14, Conversion of School Buildings to Housing;
20. Managed Residential Communities, Multi-Family dwelling units (both Affordable and Market Rate) for Seniors (persons over Age 62), wherein services are provided, allowed in both residential and non-residential zones, on lots at least 6-acres in size and non-residential districts at least 2-acres in size, see §32-15;
21. Small Home Developments, wherein Single-Family, Two-Family, and Multi-Family dwelling units (Market Rate) may be located on a single 1.5-acre lot in the Res A district

with frontage on an Arterial street, wherein at least 60% of the units are owned or occupied by persons over age 55, see §32-24;

22. Apartments and condominiums (both Affordable and Market-Rate), both Two-Family and Multi-Family dwelling units, on properties that must be both residentially and non-residentially zoned, see §39A, Inclusionary Housing Zone Overlay District (IHZ); and
23. Senior Housing including Assisted Living, Full Care and Independent Living Facilities (as defined in §5-2), collectively referred to as (ALFCIL); on lots wholly located within Westport and a minimum of 2-acres in size, see §39A-3, Permitted Uses in the IHZ.
24. Conversion of Existing Non-Residential Building to Multi-Family Dwellings on properties both listed on the Historic Resources Inventory (HRI) and located in the Residential A and B Districts, per §32-26, Adaptive Reuse and Redevelopment of Nonresidential Buildings to Housing, which is a new use subject to Special Permit/Site Plan approval by the Planning and Zoning Commission to §32, Supplementary Use Regulations.
25. Accessory Dwelling Units (ADUs) to modify Section 11-2.4, Permitted Accessory Building, Structures and Uses, to allow Accessory Dwelling Units in detached structures with associated zoning standards on all lots in town and Section 11-2.4.12A, Accessory Apartment, to increase allowable floor area and to remove requirement for Annual Certification.

Additional zoning regulations providing housing opportunities were adopted, but no developments have resulted using these regulations to date, including:

1. Redevelopment and/or adaptive re-use of existing non-residential buildings on Riverside Avenue into larger size Multi-Family dwelling units (Affordable and Market Rate), on lots located in both a residential and non-residential zoning district, on lots over 2-acres in size, see §18, Res C;
2. Senior Residential Communities, wherein Independent Living Facilities (both Affordable and Market Rate), Assisted Living Facilities, and Full Care Living Facilities for Seniors (over age 62), may be developed on Town-owned property located on 4-acre residentially zoned lots, and 2-acre non-residentially zone lots, with frontage on an Arterial Street, see §32-15A;
3. Age-Restricted Housing; allows for (Affordable and Market Rate) Multi-Family dwelling units and Continuing Care Retirement Communities for Seniors (over age 62) on private property located on 3-acre residentially zoned lots, and 2-acre non-residentially zoned lots, with frontage on an Arterial or Collector street, see §32-15B;
4. Affordable and Middle-Income Housing, wherein single family, Two-Family, and Multi-Family dwelling units are allowed on property owned by the Town of Westport, see §32-17;
5. Special Needs Housing; allows for Multi-Family dwelling units (100% Affordable) for Special Needs Individuals on property improved with an existing building, owned by the Town of Westport; and located within the Residence A district, see §32-27 (effective 6/3/20).
6. Text Amendment #785, elimination of §4-5, Maximum Allowable Multi-Family Dwellings, which if adopted will remove potential barriers to approving future multi-

family developments. (effective 1/20/21).

### **Housing Developments**

In the 1990's, Westport took the following significant steps to provide a variety of housing types including below-market-rate dwelling units:

- Converted the Saugatuck School to moderately priced dwelling units for older adults.
- Purchased 16 homes on Wassell Lane from the U.S. Government for low to moderate income housing.

The Planning and Zoning Commission has approved the creation of seven (7) affordable accessory apartments since the adoption of the Affordable Accessory Apartment regulation in 2007.

**Bradley Commons:** A development project at 19 Indian Hill/3 Bradley Lane/86 Saugatuck Avenue was approved by the Planning and Zoning Commission in November 2007 which allowed for the construction of 20 multifamily units with **four new affordable units** to be sold to families whose income does not exceed 80% of the state median income.

**575 Riverside Avenue:** A redevelopment project approved by the Planning & Zoning Commission in February 2007 and allowed for the construction of **five affordable units** to be rented to families whose income does not exceed 80% of the state median income.

**Hidden Brook/Sasco Creek:** A Westport Housing Authority redevelopment project at 1655 Post Road East was approved by the Commission on September 6, 2012 and allows for the construction of **21 new affordable units** along with 33 rehabbed existing units to be deed restricted, four of which were restricted to those earning 40% of the State Median Income.

**Hale's Court:** A Special Permit/Site plan application was approved on December 4, 2008 for development of the Hale's Court site. The project constructed **38 new affordable units** for rent and rehabbed 40 existing units.

**Bedford Square:** A redevelopment project at 0 Church Lane was approved by the Planning & Zoning Commission on August 15, 2013 and will allow for the construction of **five affordable units** to be rented to families whose income does not exceed 80% of the state median income.

**1135 Post Road East:** The first IHZ development was approved in February 2015 involving residential and non-residential development including construction of a total of twelve dwelling units including **two affordable dwelling units**.

**793 Post Road East:** A redevelopment project approved by the Planning & Zoning Commission using the IHZ overlay on March 15, 2018 and will allow for the construction of **six affordable**

**units** that will be rented to families whose income does not exceed 80% of the state median income.

**1177 Post Road East** A redevelopment project at 1177 Post Road East was approved by the Planning & Zoning Commission on September 1, 2016 and will allow for the construction of 94 studio, one bedroom and two bedroom apartments including **29 new affordable units**. Of these affordable units, 15 will be rented to families whose income does not exceed 60% of the state median income and 14 units will be rented to families whose income does not exceed 80% of the state median income. The remainder of the units will be rented at market rate and as part of a set-aside development.

**201 Main Street:** A mixed-use project that merges 201 Main Street, 7 & 15 Belden Place and retains two of the three historic structures on the properties. The project was approved by the Planning & Zoning Commission on September 14, 2017 and will allow for the construction of **three affordable units** that will be rented to families whose income does not exceed 80% of the state median income.

**793 Post Road East:** A redevelopment project approved by the Planning & Zoning Commission on March 15, 2018 and will allow for the construction of **six affordable units** that will be rented to families whose income does not exceed 80% of the state median income.

**785 Post Road East:** A redevelopment project approved by the Planning & Zoning Commission using the IHZ overlay on November 3, 2016 and will allow for the construction of **three affordable units** that will be rented to families whose income does not exceed 80% of the state median income.

**54 Wilton Road:** A redevelopment project approved by the Planning and Zoning Commission using BCD/R regulations on April 19, 2018 and will all allow for **three affordable units** that will be owned or rented to families whose income does not exceed 80% of the state median income.

**35 (aka 33) Elm Street:** A development project approved by the Planning and Zoning Commission using BCRR regulations on March 15, 2018 and will allow for **one affordable unit** that will be owned or rented to families whose income does not exceed 80% of the state median income.

**1141 Post Road East:** A redevelopment project approved by the Planning and Zoning Commission using the §39A IHZ regulation on May 3, 2018 and will allow for **three affordable units** that be owned or rented to families whose income does not exceed 80% of the state median income.

**1480 Post Road East:** A redevelopment project approved by the Planning and Zoning Commission using the §32-12 IHZ regulation on July 25, 2019 and will allow for **seven affordable units** that be owned or rented to families whose income does not exceed 80% of the state median income.

**20 Ketchum Street/518 Riverside Avenue:** A redevelopment project approved by the Planning and Zoning Commission using the §24A, GBD/S regulation on October 17, 2019 and will allow for **three affordable units** that be owned or rented to families whose income does not exceed 80% of the state median income.

**40 Richmondville Ave:** A redevelopment project approved by the Planning and Zoning Commission using the §32-36, Adaptive Reuse and Redevelopment of Nonresidential Buildings to Housing, on June 25, 2020 and will allow for **seven affordable units** that be owned or rented to families whose income does not exceed 80% of the state median income

**260 Riverside Ave:** A redevelopment project approved by the Planning and Zoning Commission using the §32-12 IHZ regulation on October 8, 2020 and will allow for **two affordable units** that will be rented to families whose income does not exceed 80% of the state median income

*In summary, the Planning and Zoning Commission has supported affordable housing in Westport by approving the creation 148 new affordable units within the last 13 years along with existing units that were rehabbed and deed restricted for affordability.*

### **State Initiatives**

In addition to responding to directives from the Westport Plan of Conservation and Development, Westport's affordable housing efforts have also been prompted by policies established at the State level. The State of Connecticut established a goal that affordable housing should represent 10% of the total housing inventory in each municipality throughout the State.

The State of Connecticut enacted C.G.S. §8-30g in 1990 that provides a special appeals process to a developer, if a housing development containing a specified minimum amount of affordable housing units is denied by a local land use board. This appeals process is only applicable to those communities that do not meet the 10% affordable housing goal. While some cities and larger communities have met the 10% goal, most smaller communities have not.

C.G.S. §8-30g allows a moratorium to the appeals process if a community can demonstrate significant progress in meeting the State's goal. Our office has compiled the necessary documentation and submitted our request for review by the Department of Housing. Our moratorium application was officially received by the CT Department of Housing on December 12, 2018. The time frame for a decision by the Commissioner of the Department of Housing concludes mid-March 2019.

Westport's application was approved and a certificate of affordable housing project completion was published in the Connecticut Law Journal on March 5, 2019. The moratorium took effect upon publishing.

A subsequent moratorium can be applied for as soon as new affordable units not counted toward the first moratorium are constructed and receive certificates of occupancy in sufficient numbers and at affordability levels that can be accorded an additional 207.98 points (based on the 2010 census). The statute states in §8-30g (l)(3) that eligible units completed after a moratorium has begun may be counted toward establishing eligibility for a second moratorium. For these reasons, Westport Planning and Zoning Commission continues to support opportunities to include affordable housing units in residential and mixed use projects.



# Memorandum

**To:** Planning and Zoning Commission members

**From:** Michelle Perillie, AICP CFM; Deputy Planning and Zoning Director

**Date:** April 26, 2019, *revised April 29, 2021*

**Re:** **Summary of Affordable Housing in Westport**

---

## **Affordable Housing in Westport**

Westport currently has 387 units designated as Affordable Housing, pursuant to CGS §8-30g, as they received a Certificate of Occupancy after 1990. This number represents 3.72% of the 10,399 dwelling units as of the 2010 Census.

There are additional below-market rate housing units in Westport that may or may not equal “*affordable housing*” but cannot be categorized as such as they were built prior to 1990.

## **State Initiatives**

The State of Connecticut enacted C.G.S. §8-30g in 1990 that provides a special appeals process to a developer, if a housing development containing a specified minimum amount of affordable housing units is denied by a local land use board. This appeals process is only applicable to those communities that do not meet the 10% affordable housing goal. While some cities and larger communities have met the 10% goal, most smaller communities have not.

The State of Connecticut established a goal that affordable housing should represent 10% of the total housing inventory in each municipality throughout the State.

## **Moratorium**

Westport’s moratorium application claimed 216.25 Housing Unit Equivalent points and was approved and a certificate of affordable housing project completion was published in the Connecticut Law Journal on March 5, 2019. The moratorium took effect upon publishing.

C.G.S. §8-30g allows a moratorium to the appeals process if a community can demonstrate significant progress in meeting the State’s goal. A moratorium for a four-year time period on applications for affordable housing pursuant to 8-30g (l) of the Connecticut General Statutes is achieved by justifying to the Department of Economic and Community Development (DECD) that Westport has available affordable residential dwellings which reach a certain threshold relative to the number of total dwelling units in our town.

The statute states that the housing unit-equivalent points required for a certificate shall be equal to two percent (2 %) of all dwelling units in the municipality. Therefore, the number of housing unit-equivalent points Westport needed to qualify for a moratorium is 207.98. This number is determined by using 10,399 dwelling units, which is taken from the 2010 Census, where 2% of that figure equals 207.98.

**Affordable Income and Housing Costs**

CGS 8-30g requires the calculations for affordable income and housing costs be based on the lesser of the state median income or the area median income for the area in which the municipality, as determined by the United States Department of Housing and Urban Development;

According to the 2021 HUD figures the state median income is **\$102,600** and the area median income is **\$151,800**; therefore, the state median income would be used for these purposes.

- Of the 30% required affordable units, at least 15% of the dwelling units shall be sold or rented to families whose income is less than or equal to **60% of the state median income (\$102,600)**, or no more than **\$61,560** (based on 4 person family).
- The remainder of the affordable dwelling units shall be sold or rented to families whose income is less than **80% of the state median income (\$102,600)**, or no more than **\$82,080** (based on a 4 person family).

**2021 Maximum Monthly Housing Costs of Affordable Units**

	<i>80% Max Monthly Housing Costs</i>	<i>60% Max Monthly Housing Costs</i>	<i>40% Max Monthly Housing Costs</i>
<i>Studio</i>	\$1,356	\$997	\$638
<i>1-Bedroom</i>	\$1,429	\$1,044	\$660
<i>2-Bedroom</i>	\$1,697	\$1,235	\$773
<i>3-Bedroom</i>	\$1,934	\$1,401	\$867

*2021 Maximum Family Income Adjusted for Family Size*

<b>Family Size</b>	<b>80% of State Median Income</b>	<b>60% of State Median Income</b>
<b>1 person</b>	\$57,456	\$43,092
<b>2 people</b>	\$65,664	\$49,248
<b>3 people</b>	\$73,872	\$55,404
<b>4 people</b>	\$82,080	\$61,560
<b>5 people</b>	\$88,646	\$66,485
<b>6 people</b>	\$95,213	\$71,410

# Memorandum

**To:** Mary Young, Planning and Zoning Director  
**From:** Michele Perillie, AICP CFM, Deputy Planning and Zoning Director  
**Date:** September 18, 2002, *Revised April 29, 2021*  
**Re:** **Affordable Housing as defined in Connecticut General Statutes §8-39a & §8-30g**

---

## **Section 8-39a-Affordable Housing for Municipal Housing Projects**

Affordable housing – means housing for which persons and families pay 30% or less of their annual income, where such income is less than or equal to the area median income (\$151,800) for the municipality in which such housing is located, as determined by the US Dept. of Housing and Urban Development.

## **Section 8-30g-Affordable Housing for Privately Owned Housing Developments**

Affordable housing development – means a proposed housing development that is:

- A) **Assisted housing-** This is a housing development that has received financial assistance under any government program; or
- B) **Set-aside development-** This is development where not less than 30% of the dwelling units will be conveyed by deed containing covenants or restrictions which shall require that, for at least 40 years after the initial occupation of the development, such dwelling units will be sold or rented at, or below, prices which are 30% or less of their annual income, where such income is less than or equal to 80% of the state or area median income, which ever is less.

According to the 2021 HUD figures the state median income is **\$102,600** and the area median income is **\$151,800**; therefore, the state median income would be used for these purposes.

- Of the 30% required affordable units, at least 15% of the dwelling units shall be sold or rented to families whose income is less than or equal to **60% of the state median income (\$102,600)**, or no more than **\$61,560**, adjusted for family size.
- The remainder of the affordable dwelling units shall be sold or rented to families whose income is less than **80% of the state median income (\$102,600)**, or no more than **\$82,080**, adjusted for family size.

### 2020 Affordable Housing Appeals List - Exempt Municipalities

Town	2010 Census	2020 Gov Assisted	2020 Tenant Rental Assistance	2020 Single Family CHFA/USDA Mortgages	2020 Deed Restricted Units	2020 Total Assisted Units	2020 Percent Affordable
Ansonia	8,148	349	764	147	0	1,260	15.46%
Bloomfield	9,019	558	106	341	0	1,005	11.14%
Bridgeport	57,012	6,505	4,353	900	19	11,777	20.66%
Bristol	27,011	1,908	962	1124	0	3,994	14.79%
Danbury	31,154	1,615	1,269	565	289	3,738	12.00%
Derby	5,849	275	301	111	0	687	11.75%
East Hartford	21,328	1,593	815	1035	0	3,443	16.14%
East Windsor	5,045	559	42	116	0	717	14.21%
Enfield	17,558	1,340	227	659	7	2,233	12.72%
Groton	17,978	3,727	107	377	10	4,221	23.48%
Hartford	51,822	10,501	8,635	1523	0	20,659	39.87%
Killingly	7,592	520	147	188	0	855	11.26%
Manchester	25,996	1,851	950	964	32	3,797	14.61%
Meriden	25,892	1,964	1,270	1029	11	4,274	16.51%
Middletown	21,223	3,019	1,123	543	25	4,710	22.19%
New Britain	31,226	2,913	1,583	1167	100	5,763	18.46%
New Haven	54,967	9,511	6,867	982	440	17,800	32.38%
New London	11,840	1,598	510	509	101	2,718	22.96%
North Canaan	1,587	148	0	14	0	162	10.21%
Norwalk	35,415	2,242	1,468	437	635	4,782	13.50%
Norwich	18,659	2,249	794	567	0	3,610	19.35%
Plainfield	6,229	377	190	224	0	791	12.70%
Putnam	4,299	383	64	77	0	524	12.19%
Stamford	50,573	4,225	1,971	450	1270	7,916	15.65%
Torrington	16,761	908	322	547	17	1,794	10.70%
Vernon	13,896	1,509	461	386	12	2,368	17.04%
Waterbury	47,991	5,344	3,123	1,751	21	10,239	21.34%
West Haven	22,446	1,024	1,868	439	0	3,331	14.84%
Winchester	5,613	350	167	92	0	609	10.85%
Windham	9,570	1,763	617	363	0	2,743	28.66%
Windsor Locks	5,429	297	156	243	0	696	12.82%

### 2020 Affordable Housing Appeals List - Non-Exempt Municipalities

Town	2010 Census	2020 Gov Assisted	2020 Tenant Rental Assistance	2020 Single Family CHFA/USDA Mortgages	2020 Deed Restricted Units	2020 Total Assisted Units	2020 Percent Affordable
Andover	1,317	18	1	32	0	51	3.87%
Ashford	1,903	32	0	36	0	68	3.57%
Avon	7,389	244	16	44	0	304	4.11%
Barkhamsted	1,589	0	6	23	0	29	1.83%
Beacon Falls	2,509	0	4	46	0	50	1.99%
Berlin	8,140	556	50	142	4	752	9.24%
Bethany	2,044	0	2	13	0	15	0.73%
Bethel	7,310	192	26	154	87	459	6.28%

Bethlehem	1,575	24	0	9	0	33	2.10%
Bolton	2,015	0	2	28	0	30	1.49%
Bozrah	1,059	0	3	30	0	33	3.12%
Branford	13,972	233	77	170	9	489	3.50%
Bridgewater	881	0	24	1	0	25	2.84%
Brookfield	6,562	155	27	110	77	369	5.62%
Brooklyn	3,235	189	9	65	0	263	8.13%
Burlington	3,389	27	0	47	0	74	2.18%
Canaan	779	1	4	5	1	11	1.41%
Canterbury	2,043	76	1	68	0	145	7.10%
Canton	4,339	211	15	53	32	311	7.17%
Chaplin	988	0	1	37	0	38	3.85%
Cheshire	10,424	258	22	100	17	397	3.81%
Chester	1,923	23	3	16	0	42	2.18%
Clinton	6,065	105	8	66	0	179	2.95%
Colchester	6,182	364	38	146	4	552	8.93%
Colebrook	722	0	1	7	1	9	1.25%
Columbia	2,308	24	2	62	0	88	3.81%
Cornwall	1,007	28	2	6	0	36	3.57%
Coventry	5,099	103	5	131	20	259	5.08%
Cromwell	6,001	212	11	198	0	421	7.02%
Darien	7,074	136	10	2	104	252	3.56%
Deep River	2,096	26	6	32	0	64	3.05%
Durham	2,694	36	1	28	0	65	2.41%
East Granby	2,152	72	2	48	0	122	5.67%
East Haddam	4,508	73	3	63	0	139	3.08%
East Hampton	5,485	70	6	91	25	192	3.50%
East Haven	12,533	542	168	302	0	1,012	8.07%
East Lyme	8,458	396	20	95	19	530	6.27%
Eastford	793	0	0	15	0	15	1.89%
Easton	2,715	0	0	3	15	18	0.66%
Ellington	6,665	260	5	118	0	383	5.75%
Essex	3,261	58	2	17	16	93	2.85%
Fairfield	21,648	231	131	70	124	556	2.57%
Farmington	11,106	470	107	149	155	881	7.93%
Franklin	771	27	2	20	0	49	6.36%
Glastonbury	13,656	604	44	133	2	783	5.73%
Goshen	1,664	1	1	5	0	7	0.42%
Granby	4,360	85	2	51	5	143	3.28%
Greenwich	25,631	879	443	16	33	1,371	5.35%
Griswold	5,118	137	54	158	0	349	6.82%
Guilford	9,596	186	10	34	0	230	2.40%
Haddam	3,504	22	1	31	0	54	1.54%
Hamden	25,114	937	788	523	4	2,252	8.97%
Hampton	793	0	1	11	0	12	1.51%
Hartland	856	2	0	8	0	10	1.17%
Harwinton	2,282	22	5	36	5	68	2.98%
Hebron	3,567	56	3	51	0	110	3.08%
Kent	1,665	58	4	5	0	67	4.02%
Killingworth	2,598	0	0	18	5	23	0.89%
Lebanon	3,125	26	3	84	0	113	3.62%
Ledyard	5,987	32	8	233	0	273	4.56%
Lisbon	1,730	2	0	59	0	61	3.53%
Litchfield	3,975	140	2	28	19	189	4.75%
Lyme	1,223	0	0	5	8	13	1.06%
Madison	8,049	90	2	11	33	136	1.69%

Mansfield	6,017	175	124	96	2	397	6.60%
Marlborough	2,389	24	0	24	0	48	2.01%
Middlebury	2,892	77	5	25	20	127	4.39%
Middlefield	1,863	30	3	21	1	55	2.95%
Milford	23,074	726	208	192	74	1,200	5.20%
Monroe	6,918	35	3	54	8	100	1.45%
Montville	7,407	81	58	267	0	406	5.48%
Morris	1,314	20	4	8	0	32	2.44%
Naugatuck	13,061	493	315	367	0	1,175	9.00%
New Canaan	7,551	175	21	5	21	222	2.94%
New Fairfield	5,593	0	1	67	17	85	1.52%
New Hartford	2,923	12	4	55	15	86	2.94%
New Milford	11,731	307	44	182	17	550	4.69%
Newington	13,011	531	122	479	36	1,168	8.98%
Newtown	10,061	134	7	95	32	268	2.66%
Norfolk	967	21	2	5	0	28	2.90%
North Branford	5,629	62	13	52	0	127	2.26%
North Haven	9,491	393	53	97	23	566	5.96%
North	2,306	0	1	27	6	34	1.47%
Old Lyme	5,021	60	2	20	3	85	1.69%
Old Saybrook	5,602	50	15	25	73	163	2.91%
Orange	5,345	46	9	12	6	73	1.37%
Oxford	4,746	36	2	31	0	69	1.45%
Plainville	8,063	205	41	306	22	574	7.12%
Plymouth	5,109	178	21	196	0	395	7.73%
Pomfret	1,684	32	5	13	0	50	2.97%
Portland	4,077	185	94	70	0	349	8.56%
Preston	2,019	40	7	40	0	87	4.31%
Prospect	3,474	0	6	56	0	62	1.78%
Redding	3,811	0	1	17	0	18	0.47%
Ridgefield	9,420	175	7	36	69	287	3.05%
Rocky Hill	8,843	235	52	194	0	481	5.44%
Roxbury	1,167	19	0	5	0	24	2.06%
Salem	1,635	0	3	34	0	37	2.26%
Salisbury	2,593	24	2	2	14	42	1.62%
Scotland	680	0	1	31	0	32	4.71%
Seymour	6,968	262	28	113	0	403	5.78%
Sharon	1,775	32	1	3	0	36	2.03%
Shelton	16,146	254	45	137	82	518	3.21%
Sherman	1,831	0	1	7	0	8	0.44%
Simsbury	9,123	289	60	98	0	447	4.90%
Somers	3,479	146	9	35	0	190	5.46%
South Windsor	10,243	443	55	232	9	739	7.21%
Southbury	9,091	90	6	41	0	137	1.51%
Southington	17,447	499	63	354	51	967	5.54%
Sprague	1,248	20	13	27	1	61	4.89%
Stafford	5,124	257	22	127	0	406	7.92%
Sterling	1,511	0	7	24	0	31	2.05%
Stonington	9,467	441	16	97	0	554	5.85%
Stratford	21,091	524	460	373	33	1,390	6.59%
Suffield	5,469	296	5	51	15	367	6.71%
Thomaston	3,276	104	6	98	0	208	6.35%
Thompson	4,171	151	13	48	0	212	5.08%
Tolland	5,451	127	5	103	3	238	4.37%
Trumbull	13,157	315	19	97	303	734	5.58%
Union	388	0	0	5	0	5	1.29%

<b>Voluntown</b>	1,127	20	1	24	0	45	3.99%
<b>Wallingford</b>	18,945	354	129	328	35	846	4.47%
<b>Warren</b>	811	0	0	1	0	1	0.12%
<b>Washington</b>	2,124	14	2	4	23	43	2.02%
<b>Waterford</b>	8,634	123	30	266	0	419	4.85%
<b>Watertown</b>	9,096	205	32	229	0	466	5.12%
<b>West Hartford</b>	26,396	643	854	372	250	2,119	8.03%
<b>Westbrook</b>	3,937	140	5	30	29	204	5.18%
<b>Weston</b>	3,674	0	2	6	0	8	0.22%
<b>Westport</b>	10,399	265	60	4	58	387	3.72%
<b>Wethersfield</b>	11,677	705	114	293	0	1,112	9.52%
<b>Willington</b>	2,637	160	5	37	0	202	7.66%
<b>Wilton</b>	6,475	158	6	17	51	232	3.58%
<b>Windsor</b>	11,767	154	258	453	26	891	7.57%
<b>Wolcott</b>	6,276	313	9	184	0	506	8.06%
<b>Woodbridge</b>	3,478	30	8	6	0	44	1.27%
<b>Woodbury</b>	4,564	60	3	28	0	91	1.99%
<b>Woodstock</b>	3,582	24	0	32	0	56	1.56%
	#####	92,075	47,034	29,858	5,241	174,208	



Updated July 19, 2021

**Activity relative to a Moratorium under Affordable Housing Land Use Appeals Act, Section 8-30g CGS**

**Active Moratoria:**

Westport: Expires March 4, 2023  
Milford: Expires August 18, 2023  
Suffield: Expires December 9, 2023

**Under Review:**

Brookfield - Request for a second Moratorium received on May 19, 2021.  
Initial Notice of Complete Application published on June 8, 2021.  
Letter of request for Additional information sent on July 19, 2021.  
Receipt of additional materials Pending.

**Historic Detail:**

Berlin – Moratorium granted April 1, 2008; expired April 1, 2012.  
Moratorium granted January 9, 2013; expired March 31, 2017.

Bethel – Incomplete application filed 1/18/05. No subsequent action by Town.

Brookfield - Moratorium granted July 25, 2017; expired July 24, 2021.

Darien – Moratorium granted 10/8/2010; expired 10/7/2014.  
New Application submitted 12/19/2014 – Rejected March 9, 2015.  
Moratorium granted October 18, 2016; expired October 17, 2020.

Farmington – Moratorium granted June 21, 2016; expired June 20, 2020.

Milford - Statutory 1 year moratorium granted in Public Act 14-217, sec. 222  
retroactive to January 1, 2014; expired December 31, 2014.  
Application submitted February 4, 2019 - Rejected May 6, 2019.  
Moratorium granted August 20, 2019; Expires August 19, 2023.

New Canaan - Moratorium granted June 6, 2017; expired June 5, 2021.

Newington - No actual application received to date; however, public comments and legal  
inquiries have been made to the Department.

Ridgefield – Moratorium granted October 7, 2014; expired October 6, 2018.

South Windsor - Application submitted January 17, 2020; Rejected April 7, 2020.  
Moratorium granted October 13, 2020; expires October 12, 2024

Suffield - Moratorium granted December 10, 2019; expires December 9, 2023

Trumbull – Moratorium granted June 22, 2001; expired June 22, 2005.  
Provisional Moratorium August 10, 2005; expired August 9, 2009.

Westport - Moratorium granted March 5, 2019; expires March 4, 2023.

Updated July 19, 2021

Wilton - Application submitted June 9, 2015; Rejected.  
Moratorium granted 12/29/2015; expired December 28, 2019.