

Memorandum

To: Planning and Zoning Commission Members

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

Date: April 26, 2019, *revised June 6, 2024*

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

Affordable Housing in Westport

Westport currently has 398 units designated as Affordable Housing, pursuant to CGS §8-30g, as they received a Certificate of Occupancy after 1990. This number represents 3.77% of the 10,567 dwelling units as of the 20200 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 and expired on March 4, 2023.

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 CGS 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 211.34. This number is determined by using 10,567 dwelling units, which is taken from the 2020 Census, where 2% of that figure equals 211.34.

A subsequent moratorium requires 1.5% of all dwelling units in a municipality; therefore the number of **housing unit-equivalent points Westport needs to qualify for a second moratorium is 158.5**, using the 2020 census which determined there are 10,567 dwelling units.

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 (HUD).

According to the 2024 HUD figures the state median income is **\$122,300** and the area median income is **\$180,500**; 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 (\$122,300)**, or no more than **\$73,380** (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 (\$122,300)**, or no more than **\$97,840** (based on a 4-person family).

2024 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>	\$1,544	\$1,166	\$688
<i>1-Bedroom</i>	\$1,611	\$1,152	\$693
<i>2-Bedroom</i>	\$1,903	\$1,353	\$803
<i>3-Bedroom</i>	\$2,179	\$1,543	\$907

2024 Maximum Family Income Adjusted for Family Size

Family Size	80% of State Median Income	60% of State Median Income	40% of State Median Income
1 person	\$68,488	\$51,366	\$34,244
2 people	\$78,272	\$58,704	\$39,136
3 people	\$88,056	\$66,042	\$44,028
4 people	\$97,840	\$73,380	\$48,920
5 people	\$105,669	\$79,250	\$52,834
6 people	\$113,499	\$85,121	\$56,747

Memorandum

To: Planning and Zoning Commission Members

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

Date: June 1, 2018, *revised June 6, 2024*

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 Statutes¹.

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*

¹Affordable 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 scale 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; and
26. 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).

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. 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);
6. General Business District/Saugatuck Marina (GBD/SM), enabling multi-family development with the potential to yield a high percentage (25%) of affordable housing units on lots at least 0.07- acres, northerly of the Saugatuck Train Station, southerly or easterly of Charles St., and south of Interstate 95, see §24C; and
7. Cottage Cluster Developments, enabling grouping of smaller, single-family dwellings on one lot, and to provide 100% affordable units, located on lots owned by the Town of Westport and at least 0.75 acres in lot size.

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.

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.

136 Riverside Avenue: An adaptive reuse redevelopment project at 41 Richmondville Avenue approved by the Planning and Zoning Commission on May 6, 2021 will allow for **five off-site affordable units** at 136 Riverside Avenue using §32-27, Special Needs Housing. Four units that that will be rented to Special Needs Individuals whose income does not exceed 60% of the state median income and one unit will be rented to an income-eligible staff person whose income does not exceed 60% of the state median income.

44 Church Lane: A redevelopment project at 54 Wilton Road approved by the Planning and Zoning Commission on May 9, 2022 using §24B, Business Center District/Residential (BGD/R) and will allow for **two off-site affordable units** (one that that will be rented to families whose income does not exceed 80% of the state median income and one that that will be rented to families whose income does not exceed 60% of the state median income).

1620 Post Road East: A redevelopment project approved by the Planning & Zoning Commission using the IHZ overlay on October 16, 2023 and will allow for the construction of **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 of 150 new affordable units within the last 17 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 and expired on March 4, 2023.

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 156 points (based on the 2010 census). The statute states in CGS §8-30g (1)(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.

2023 Affordable Housing Appeals List - Exempt Municipalities

Town	2020 Census	2023 Gov Assisted	2023 Tenant Rental Assistance	2023 Single Family CHFA/USDA Mortgages	2023 Deed Restricted Units	2023 Total Assisted Units	2023 Percent Affordable
Ansonia	8104	232	818	137	0	1,187	14.65%
Bloomfield	9717	612	138	285	0	1,035	10.65%
Bridgeport	58874	7,027	4385	750	12	12,174	20.68%
Bristol	27251	2,006	966	1,004	0	3,976	14.59%
Danbury	33562	1,652	1297	368	210	3,527	10.51%
Derby	5759	275	323	101	0	699	12.14%
East Hartford	21361	1,593	788	973	0	3,354	15.70%
East Windsor	5348	559	40	102	0	701	13.11%
Enfield	17741	1,360	232	565	7	2,164	12.20%
Groton	18154	3,727	97	313	10	4,147	22.84%
Hartford	53259	10,755	8,991	1,419	0	21,165	39.74%
Manchester	26445	1,864	981	834	32	3,711	14.03%
Meriden	26177	2,057	1,466	932	11	4,466	17.06%
Middletown	21671	3,048	1,137	458	25	4,668	21.54%
New Britain	31510	3,041	1,689	1,106	89	5,925	18.80%
New Haven	57525	9,652	7,632	822	354	18,460	32.09%
New London	12119	1,648	491	470	175	2,784	22.97%
Norwalk	38152	2,434	1,578	346	732	5,090	13.34%
Norwich	18769	2,350	813	518	0	3,681	19.61%
Plainfield	6264	429	188	164	4	785	12.53%
Putnam	4292	536	71	59	0	666	15.52%
Stamford	56953	4,262	2,062	344	1268	7,936	13.93%
Torrington	17040	972	334	526	17	1,849	10.85%
Vernon	14761	1,509	482	326	12	2,329	15.78%
Waterbury	48392	5,385	3,326	1,542	39	10,292	21.27%
West Haven	22735	1,024	2,172	351	0	3,547	15.60%
Windham	9663	1,776	591	306	0	2,673	27.66%
Windsor Locks	5815	297	169	221	0	687	11.81%

2023 Affordable Housing Appeals List - Non-Exempt Municipalities

Town	2020 Census	2023 Gov Assisted	2023 Tenant Rental Assistance	2023 Single Family CHFA/USDA Mortgages	2023 Deed Restricted Units	2023 Total Assisted Units	2023 Percent Affordable
Andover	1324	24	1	26	0	51	3.85%
Ashford	1923	32	0	30	0	62	3.22%
Avon	7713	244	25	30	2	301	3.90%
Barkhamsted	1566	0	5	23	0	28	1.79%
Beacon Falls	2618	0	7	42	0	49	1.87%
Berlin	8571	556	46	118	4	724	8.45%
Bethany	2039	0	2	9	0	11	0.54%
Bethel	7980	192	26	117	83	418	5.24%
Bethlehem	1605	24	0	4	0	28	1.74%
Bolton	2045	0	1	34	0	35	1.71%
Bozrah	1131	0	2	24	0	26	2.30%
Branford	14180	243	64	124	9	440	3.10%
Bridgewater	863	0	0	1	0	1	0.12%
Brookfield	7116	155	26	78	112	371	5.21%
Brooklyn	3342	205	11	53	0	269	8.05%
Burlington	3628	27	0	46	0	73	2.01%
Canaan	639	1	2	4	3	10	1.56%
Canterbury	2044	76	1	50	0	127	6.21%
Canton	4383	251	32	45	32	360	8.21%
Chaplin	955	0	1	26	0	27	2.83%
Cheshire	10401	258	15	76	17	366	3.52%
Chester	1793	23	4	12	0	39	2.18%
Clinton	6283	105	8	58	0	171	2.72%
Colchester	6441	364	39	124	4	531	8.24%
Colebrook	694	0	0	6	1	7	1.01%
Columbia	2294	24	2	47	0	73	3.18%
Cornwall	1002	28	2	6	0	36	3.59%
Coventry	5273	103	3	115	20	241	4.57%
Cromwell	6162	212	11	154	0	377	6.12%
Darien	7265	161	18	1	117	297	4.09%
Deep River	2112	44	7	28	0	79	3.74%
Durham	2828	36	0	23	0	59	2.09%
East Granby	2183	72	2	37	0	111	5.08%
East Haddam	4477	73	2	51	0	126	2.81%
East Hampton	5637	70	5	81	25	181	3.21%
East Haven	12394	612	165	255	0	1,032	8.33%
East Lyme	9080	452	23	76	19	570	6.28%
Eastford	806	0	1	10	0	11	1.36%
Easton	2756	0	0	4	10	14	0.51%
Ellington	7054	260	6	98	0	364	5.16%
Essex	3329	75	1	15	16	107	3.21%

2023 Affordable Housing Appeals List - Non-Exempt Municipalities

Town	2020 Census	2023 Gov Assisted	2023 Tenant Rental Assistance	2023 Single Family CHFA/USDA Mortgages	2023 Deed Restricted Units	2023 Total Assisted Units	2023 Percent Affordable
Fairfield	21982	231	163	58	219	671	3.05%
Farmington	11667	538	129	115	155	937	8.03%
Franklin	790	27	1	19	0	47	5.95%
Glastonbury	14481	604	57	95	2	758	5.23%
Goshen	1708	1	1	4	0	6	0.35%
Granby	4448	85	2	43	3	133	2.99%
Greenwich	25677	940	475	10	47	1,472	5.73%
Griswold	5027	222	60	119	0	401	7.98%
Guilford	9693	177	10	27	1	215	2.22%
Haddam	3540	22	1	23	0	46	1.30%
Hamden	25984	1,048	838	439	117	2,442	9.40%
Hampton	790	0	1	10	0	11	1.39%
Hartland	843	2	0	3	0	5	0.59%
Harwinton	2313	22	6	35	5	68	2.94%
Hebron	3618	58	2	48	0	108	2.99%
Kent	1687	58	3	3	0	64	3.79%
Killingly	7884	467	145	134	0	746	9.46%
Killingworth	2601	0	1	18	1	20	0.77%
Lebanon	3147	26	6	75	0	107	3.40%
Ledyard	6150	32	8	189	6	235	3.82%
Lisbon	1728	2	0	52	0	54	3.13%
Litchfield	3966	140	4	26	19	189	4.77%
Lyme	1220	0	0	3	8	11	0.90%
Madison	8060	90	3	8	29	130	1.61%
Mansfield	6956	175	124	75	2	376	5.41%
Marlborough	2388	24	0	22	0	46	1.93%
Middlebury	3047	77	5	12	20	114	3.74%
Middlefield	1882	30	5	21	1	57	3.03%
Milford	23749	728	315	140	74	1,257	5.29%
Monroe	6918	35	3	38	8	84	1.21%
Montville	7402	81	49	243	0	373	5.04%
Morris	1253	20	0	5	0	25	2.00%
Naugatuck	13239	493	296	313	0	1,102	8.32%
New Canaan	7502	255	33	7	0	295	3.93%
New Fairfield	5635	0	7	49	16	72	1.28%
New Hartford	2968	12	6	38	9	65	2.19%
New Milford	11928	319	36	135	29	519	4.35%
Newington	13219	531	121	446	36	1,134	8.58%
Newtown	10322	134	7	77	65	283	2.74%
Norfolk	932	21	2	5	0	28	3.00%
North Branford	5633	62	12	45	0	119	2.11%

2023 Affordable Housing Appeals List - Non-Exempt Municipalities

Town	2020 Census	2023 Gov Assisted	2023 Tenant Rental Assistance	2023 Single Family CHFA/USDA Mortgages	2023 Deed Restricted Units	2023 Total Assisted Units	2023 Percent Affordable
North Canaan	1582	111	0	9	0	120	7.59%
North Haven	9981	393	50	81	23	547	5.48%
North Stonington	2226	0	2	18	8	28	1.26%
Old Lyme	4988	64	2	11	3	80	1.60%
Old Saybrook	5870	52	14	21	73	160	2.73%
Orange	5480	46	10	10	6	72	1.31%
Oxford	5022	36	4	25	0	65	1.29%
Plainville	8045	205	56	275	22	558	6.94%
Plymouth	5151	178	22	169	0	369	7.16%
Pomfret	1686	32	2	11	0	45	2.67%
Portland	4128	120	85	55	0	260	6.30%
Preston	2049	40	6	35	0	81	3.95%
Prospect	3762	0	4	43	55	102	2.71%
Redding	3664	0	3	13	0	16	0.44%
Ridgefield	9506	175	6	21	79	281	2.96%
Rocky Hill	9319	235	66	135	0	436	4.68%
Roxbury	1163	19	0	4	0	23	1.98%
Salem	1719	0	2	24	0	26	1.51%
Salisbury	2519	24	1	1	14	40	1.59%
Scotland	650	0	0	23	0	23	3.54%
Seymour	7112	262	33	98	0	393	5.53%
Sharon	1724	32	1	2	0	35	2.03%
Shelton	17174	322	61	110	82	575	3.35%
Sherman	1834	0	1	5	0	6	0.33%
Simsbury	10057	289	63	92	28	472	4.69%
Somers	3622	146	7	33	0	186	5.14%
South Windsor	10804	443	51	171	12	677	6.27%
Southbury	9270	90	7	27	0	124	1.34%
Southington	18145	499	67	312	56	934	5.15%
Sprague	1268	20	10	23	1	54	4.26%
Stafford	5237	257	22	105	0	384	7.33%
Sterling	1479	0	7	22	0	29	1.96%
Stonington	9447	484	21	66	14	585	6.19%
Stratford	21643	524	424	326	33	1,307	6.04%
Suffield	5879	296	5	52	4	357	6.07%
Thomaston	3340	104	7	96	0	207	6.20%
Thompson	4143	151	15	36	0	202	4.88%
Tolland	5630	127	9	97	3	236	4.19%
Trumbull	13159	315	15	71	284	685	5.21%
Union	377	0	0	5	0	5	1.33%
Voluntown	1135	20	2	21	0	43	3.79%

2023 Affordable Housing Appeals List - Non-Exempt Municipalities

Town	2020 Census	2023 Gov Assisted	2023 Tenant Rental Assistance	2023 Single Family CHFA/USDA Mortgages	2023 Deed Restricted Units	2023 Total Assisted Units	2023 Percent Affordable
Wallingford	18938	354	150	261	35	800	4.22%
Warren	790	0	0	1	0	1	0.13%
Washington	2056	17	1	3	28	49	2.38%
Waterford	8873	213	39	220	0	472	5.32%
Watertown	9137	205	33	216	0	454	4.97%
West Hartford	27240	695	857	286	245	2,083	7.65%
Westbrook	3976	140	7	25	29	201	5.06%
Weston	3671	0	1	5	0	6	0.16%
Westport	10567	265	57	1	75	398	3.77%
Wethersfield	11809	705	110	251	0	1,066	9.03%
Willington	2685	184	7	33	0	224	8.34%
Wilton	6567	158	12	12	51	233	3.55%
Winchester	5405	269	147	96	0	512	9.47%
Windsor	12038	154	249	420	26	849	7.05%
Wolcott	6408	313	7	164	0	484	7.55%
Woodbridge	3476	30	6	4	0	40	1.15%
Woodbury	4584	60	4	30	0	94	2.05%
Woodstock	3669	24	1	23	0	48	1.31%
Total	1,530,197	94,770	49,611	25,535	5,632	175,548	

Updated June 6, 2024

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

Active Moratoria:

South Windsor: Effective October 13, 2020; Expires October 12, 2024
Brookfield: Effective June 7, 2022; Expires June 6, 2026

Under Review:

Orange- Application for a moratorium received 5/28/24. Public comment period underway, through July 4, 2024.

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.
Application submitted on May 19, 2021; November 4, 2021 was denied.
Moratorium granted June 7, 2022; Expires June 6, 2026

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; Expired August 19, 2023.

New Canaan - Moratorium granted June 6, 2017; expired June 5, 2021. Application for second moratorium received 7/21/2022. Request denied 10/18/2022.
New application for second moratorium received 2/22/2024. Request denied 5/21/24

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; expired 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; expired March 4, 2023.

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

Updated June 6, 2024