



State of Connecticut
Department of Economic and
Community Development

Compliance Office and Planning/Program Support

All Municipalities

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Effective: Immediately

SUBJECT: AFFORDABLE HOUSING LAND USE APPEALS LIST

Under Chapter 126a of the Connecticut General Statutes (CGS), the Department is required to annually promulgate a list of municipalities which satisfy the criteria contained in this subsection 8-30g (k). Attachment #1 is the 2006 Affordable Housing Land Use Appeals List (List) that identified exempt municipalities.

Exempt municipalities are municipalities in which at least ten per cent of all dwelling units in the municipality are: (1) assisted housing; or (2) currently financed by Connecticut Housing Finance Authority mortgages; or (3) subject to binding recorded deeds containing covenants or restrictions which require that such dwelling units be sold or rented at, or below, prices which will preserve the units as housing for which persons and families pay thirty per cent or less of income, where such income is less than or equal to eighty per cent of the median income; or (4) mobile manufactured homes located in mobile manufactured home parks or legally-approved accessory apartments, which homes or apartments are subject to binding recorded deeds containing covenants or restrictions which require that such dwelling units be sold or rented at, or below, prices which will preserve the units as housing for which, for a period of not less than ten years, persons and families pay thirty per cent or less of income, where such income is less than or equal to eighty per cent of the median income.

Changes in the number of units counted toward the ten per cent threshold are caused by several factors: (1) the relocation of households using Section 8 or RAP certificates; (2) the expiration of deed restrictions or refinancing of mortgages; (3) the demolition of buildings; and/or (4) the addition of units completed or under construction during the 2005-2006 program year.

The data for the List comes from a variety of different sources on the federal, state, and local level. Local administrative review of and input on the street addresses of units and projects and information on deed-restricted units are of particular importance to data accuracy. The response to the Department for the list varies widely from community to community. If you have any questions or wish to discuss this information, please contact Jeri Fazzalano, Planning Specialist at 860-270-8164.

Reminder: Attachment #2 is the schedule for the 2007 List. This schedule was sent to you when we requested information for the current List. The Department's next request is for only twelve (12) months of data. This change will bring production of the List fully in line with the state fiscal year as it is now required.

Attachments

The Department of Economic and Community Development administers programs in a nondiscriminatory manner, consistent with affirmative action, equal employment opportunities, and fair housing requirements. Concerns, complaints, questions, or requests for information in alternative formats must be directed to Rick Robbins, ADA Coordinator, at 860-270-8214.

TOWN	2000 CENSUS HOUSING UNITS	GOVERNMENTALLY ASSISTED UNITS	CHFA MORTGAGES	DEED RESTRICTED	TOTAL ASSISTED	PERCENT
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Towns which are exempt under Section 8-30g CGS

1	Ansonia	7,937	1,059	102	9	1,170	14.74%
2	Bloomfield	8,195	616	255	0	871	10.63%
3	Bridgeport	54,367	8751	919	4	9,674	17.79%
4	Bristol	26,125	2491	915	6	3,412	13.06%
5	Brooklyn	2,708	237	60	0	297	10.97%
6	Danbury	28,519	2,470	277	132	2,879	10.10%
7	Derby	5,568	559	56	0	615	11.05%
8	East Hartford	21,273	2,097	807	0	2,904	13.65%
9	East Windsor	4,356	584	81	14	679	15.59%
10	Enfield	17,043	1,554	485	7	2,046	12.00%
11	Groton	16,817	3,318	273	9	3,600	21.41%
12	Hartford	50,644	16881	1,481	0	18,362	36.26%
13	Killingly	6,909	574	266	0	840	12.16%
14	Manchester	24,256	2,724	754	42	3,520	14.51%
15	Mansfield	5,481	568	69	0	637	11.62%
16	Meriden	24,631	2557	1,011	4	3,572	14.50%
17	Middletown	19,697	2783	521	0	3,304	16.77%
18	New Britain	31,164	4,150	1,112	3	5,265	16.89%
19	New Haven	52,941	13836	1,091	439	15,366	29.02%
20	New London	11,560	2,020	362	22	2,404	20.80%
21	Norwalk	33,753	2,953	240	493	3,686	10.92%
22	Norwich	16,600	2,757	470	0	3,227	19.44%
23	Plainfield	5,676	551	259	0	810	14.27%
24	Putnam	3,955	436	108	0	544	13.75%
25	Stamford	47,317	5279	230	97	5,606	11.85%
26	Torrington	16,147	1,194	577	0	1,771	10.97%
27	Vernon	12,867	1972	303	25	2,300	17.88%
28	Waterbury	46,827	6923	2,269	436	9,628	20.56%
29	West Haven	22,336	2268	399	0	2,667	11.94%
30	Winchester	4,922	492	120	0	612	12.43%
31	Windham	8,926	2065	389	0	2,454	27.49%

Towns which are not exempt under Section 8-30g CGS

32	Andover	1,198	24	15	0	39	3.26%
33	Ashford	1,699	36	39	0	75	4.41%
34	Avon	6,480	142	24	0	166	2.56%
35	Barkhamsted	1,436	1	11	0	12	0.84%
36	Beacon Falls	2,104	4	21	0	25	1.19%
37	Berlin	6,955	395	61	6	462	6.64%
38	Bethany	1,792	0	3	0	3	0.17%
39	Bethel	6,653	219	59	46	324	4.87%
40	Bethlehem	1,388	24	0	0	24	1.73%
41	Bolton	1,969	1	13	0	14	0.71%
42	Bozrah	917	5	18	0	23	2.51%
43	Branford	13,342	255	130	0	385	2.89%
44	Bridgewater	779	0	1	0	1	0.13%
45	Brookfield	5,781	37	34	14	85	1.47%
46	Burlington	2,901	27	23	0	50	1.72%

February 1, 2007

2006 AFFORDABLE HOUSING APPEALS PROCEDURE LIST

TOWN	2000 CENSUS HOUSING UNITS	GOVERNMENTALLY ASSISTED UNITS	CHFA MORTGAGES	DEED RESTRICTED	TOTAL ASSISTED	PERCENT
47 Canaan	610	1	7	1	9	1.48%
48 Canterbury	1,762	76	29	0	105	5.96%
49 Canton	3,616	229	43	32	304	8.41%
50 Chaplin	897	5	16	0	21	2.34%
51 Cheshire	9,588	232	67	44	343	3.58%
52 Chester	1,613	27	7	0	34	2.11%
53 Clinton	5,757	90	27	0	117	2.03%
54 Colchester	5,409	353	69	0	422	7.80%
55 Colebrook	656	0	4	0	4	0.61%
56 Columbia	1,988	28	28	0	56	2.82%
57 Cornwall	873	18	0	0	18	2.06%
58 Coventry	4,486	118	112	20	250	5.57%
59 Cromwell	5,365	215	179	0	394	7.34%
60 Darien	6,792	91	1	32	124	1.83%
61 Deep River	1,910	32	11	0	43	2.25%
62 Durham	2,349	35	4	0	39	1.66%
63 East Granby	1,903	76	28	0	104	5.47%
64 East Haddam	4,015	75	21	1	97	2.42%
65 East Hampton	4,412	74	64	4	142	3.22%
66 East Haven	11,698	511	277	0	788	6.74%
67 East Lyme	7,459	246	68	0	314	4.21%
68 Eastford	705	0	11	0	11	1.56%
69 Easton	2,511	1	0	10	11	0.44%
70 Ellington	5,417	264	73	0	337	6.22%
71 Essex	2,977	37	8	0	45	1.51%
72 Fairfield	21,029	376	20	125	521	2.48%
73 Farmington	9,854	465	109	125	699	7.09%
74 Franklin	711	0	10	0	10	1.41%
75 Glastonbury	12,614	617	95	0	712	5.64%
76 Goshen	1,482	1	6	0	7	0.47%
77 Granby	3,887	86	26	5	117	3.01%
78 Greenwich	24,511	1192	3	37	1,232	5.03%
79 Griswold	4,530	159	126	0	285	6.29%
80 Guilford	8,724	137	32	0	169	1.94%
81 Haddam	2,822	22	8	0	30	1.06%
82 Hamden	23,464	1268	367	4	1,639	6.99%
83 Hampton	695	2	15	0	17	2.45%
84 Hartland	759	2	2	0	4	0.53%
85 Harwinton	2,022	25	13	0	38	1.88%
86 Hebron	3,110	61	23	0	84	2.70%
87 Kent	1,463	25	3	0	28	1.91%
88 Killingworth	2,283	0	4	5	9	0.39%
89 Lebanon	2,820	31	44	0	75	2.66%
90 Ledyard	5,486	35	141	4	180	3.28%
91 Lisbon	1,563	4	35	0	39	2.50%
92 Litchfield	3,629	143	15	28	186	5.13%
93 Lyme	989	0	0	6	6	0.61%
94 Madison	7,386	91	3	22	116	1.57%
95 Marlborough	2,057	24	12	0	36	1.75%

2006 AFFORDABLE HOUSING APPEALS PROCEDURE LIST

TOWN	2000 CENSUS HOUSING UNITS	GOVERNMENTALLY ASSISTED UNITS	CHFA MORTGAGES	DEED RESTRICTED	TOTAL ASSISTED	PERCENT
96 Middlebury	2,494	76	8	8	92	3.69%
97 Middlefield	1,740	30	11	0	41	2.36%
98 Milford	21,962	1,097	192	107	1,396	6.36%
99 Monroe	6,601	30	11	0	41	0.62%
100 Montville	6,805	101	164	0	265	3.89%
101 Morris	1,181	21	0	0	21	1.78%
102 Naugatuck	12,341	807	302	0	1,109	8.99%
103 New Canaan	7,141	145	2	31	178	2.49%
104 New Fairfield	5,148	0	23	4	27	0.52%
105 New Hartford	2,369	22	38	0	60	2.53%
106 New Milford	10,710	146	103	0	249	2.32%
107 Newington	12,264	377	325	36	738	6.02%
108 Newtown	8,601	138	11	15	164	1.91%
109 Norfolk	871	12	2	0	14	1.61%
110 North Branford	5,246	68	40	0	108	2.06%
111 North Canaan	1,444	102	5	0	107	7.41%
112 North Haven	8,773	368	66	0	434	4.95%
113 North Stonington	2,052	4	8	0	12	0.58%
114 Old Lyme	4,570	59	4	3	66	1.44%
115 Old Saybrook	5,357	52	11	0	63	1.18%
116 Orange	4,870	47	5	0	52	1.07%
117 Oxford	3,420	35	6	0	41	1.20%
118 Plainville	7,707	240	300	32	572	7.42%
119 Plymouth	4,646	182	141	0	323	6.95%
120 Pomfret	1,503	32	14	0	46	3.06%
121 Portland	3,528	275	25	0	300	8.50%
122 Preston	1,901	42	22	0	64	3.37%
123 Prospect	3,094	2	13	0	15	0.48%
124 Redding	3,086	0	0	0	0	0.00%
125 Ridgefield	8,877	149	11	0	160	1.80%
126 Rocky Hill	7,962	237	167	0	404	5.07%
127 Roxbury	1,018	19	0	0	19	1.87%
128 Salem	1,655	1	18	0	19	1.15%
129 Salisbury	2,410	16	3	0	19	0.79%
130 Scotland	577	2	7	0	9	1.56%
131 Seymour	6,356	280	78	0	358	5.63%
132 Sharon	1,617	20	4	0	24	1.48%
133 Shelton	14,707	320	47	82	449	3.05%
134 Sherman	1,606	0	1	0	1	0.06%
135 Simsbury	8,739	165	49	0	214	2.45%
136 Somers	3,012	57	7	0	64	2.12%
137 South Windsor	9,071	315	192	0	507	5.59%
138 Southbury	7,799	89	13	0	102	1.31%
139 Southington	15,557	440	256	11	707	4.54%
140 Sprague	1,164	30	20	0	50	4.30%
141 Stafford	4,616	193	124	0	317	6.87%
142 Sterling	1,193	4	30	0	34	2.85%
143 Stonington	8,591	312	46	0	358	4.17%
144 Stratford	20,596	759	200	33	992	4.82%

TOWN	2000 CENSUS HOUSING UNITS	GOVERNMENTALLY ASSISTED UNITS	CHFA MORTGAGES	DEED RESTRICTED	TOTAL ASSISTED	PERCENT
145 Suffield	4,853	142	40	15	197	4.06%
146 Thomaston	3,014	97	88	0	185	6.14%
147 Thompson	3,710	162	54	0	216	5.82%
148 Tolland	4,665	93	55	0	148	3.17%
149 Trumbull	12,160	307	22	215	544	4.47%
150 Union	332	1	3	0	4	1.20%
151 Voluntown	1,091	23	23	0	46	4.22%
152 Wallingford	17,306	655	301	41	997	5.76%
153 Warren	650	0	1	0	1	0.15%
154 Washington	1,764	14	2	23	39	2.21%
155 Waterford	7,986	128	146	0	274	3.43%
156 Watertown	8,298	225	114	0	339	4.09%
157 West Hartford	25,332	1188	290	149	1,627	6.42%
158 Westbrook	3,460	143	8	24	175	5.06%
159 Weston	3,532	1	0	0	1	0.03%
160 Westport	10,065	209	5	3	217	2.16%
161 Wethersfield	11,454	693	179	0	872	7.61%
162 Willington	2,429	133	32	0	165	6.79%
163 Wilton	6,113	90	3	69	162	2.65%
164 Windsor	10,900	335	299	0	634	5.82%
165 Windsor Locks	5,101	268	156	0	424	8.31%
166 Wolcott	5,544	313	121	0	434	7.83%
167 Woodbridge	3,189	35	5	0	40	1.25%
168 Woodbury	3,869	63	17	0	80	2.07%
169 Woodstock	3,044	31	28	0	59	1.94%
	1,385,978	118,756	24,096	3,214	146,066	10.54%

Important Reminder to Municipalities:

Change in Reporting Deadline for Future Affordable Housing Appeals Procedure Lists

The Department of Economic and Community Development has recently been mandated to submit a consolidated annual report to Connecticut's General Assembly. The Affordable Housing Appeals Procedure List is part of this consolidated report. The due date, to the Legislature, for this new report is every February 1st.

As you know, we have therefore changed our reporting timelines and we want to again remind you of this change. In order to meet the deadline for our Agency Annual Report, we have to request information from municipalities for the Affordable Housing Appeals List on a different timeline than in the past. **In essence, we need to get on a state fiscal year reporting schedule.**

We asked you for information for the 2006 list that covered the time period of October 1, 2005 through September 30, 2006. This is the most current list and is attached to this notice. **Please glance at the 2007 schedule below to see that we will be requesting information on deed-restricted properties for the time period July 1, 2006 through June 30, 2007.** That will then bring us to a complete fiscal year schedule. In future years we will be requesting information based on a July to June time period.

Again, we felt it was important to remind you of this change. We will be requesting the next round of information from you in July of 2007. Thank you.

Deadlines to Implement New Change in Affordable List to Meet Consolidated Report Deadline					
Year of List	Letters Out	Time Period Deed Restrictions	Time Period Other Data	Due Date to DECD	Publication Date
2007	7/1/07	7/1/06-6/30/07	As of 6/30/07	8/30/07	2/1/08
2008	7/1/08	7/1/07-6/30/08	As of 6/30/08	8/30/08	2/1/09
2009	7/1/09	7/1/08-6/30/09	As of 6/30/09	8/30/09	2/1/10
2010	7/1/10	7/1/09-6/30/10	As of 6/30/10	8/30/10	2/1/11