



State of Connecticut
Department of Economic and
Community Development

Office of Housing Development and Finance

All Municipalities

Notice: 09-01

Distribution Date: February 1, 2009

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). Attached is the 20087 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; and/or (2) currently financed by Connecticut Housing Finance Authority mortgages; and/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; and/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 2007-2008 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.

Attachment