



Town of South Windsor

1540 SULLIVAN AVENUE • SOUTH WINDSOR, CT 06074
TELEPHONE (860) 644-2511

June 29, 2020

Siela Mosqiera-Bruno, Commissioner
CT Department of Housing
505 Hudson Street
Hartford, CT 06106

RE: Application for Certificate of Affordable Housing Completion for 4 Year Moratorium

Dear Commissioner Mosqiera-Bruno,

This application includes documentation for 8 affordable housing residential developments in the Town of South Windsor – including rental units as well as single family owned units. The Certificate of Affordable Housing Completion requires proof of “housing unit-equivalent points” (HUE points) of no less than 2% of 10,243 (total housing units in the town), or 204.86 points for the Town of South Windsor. Justification for 205.75 HUE points has been submitted with this Application.

This Application for the State Certificate provides documentation and justification of 443 units; 435 units are in set-aside developments of which 295 units are affordable and 139 units are market rate (Metro Realty projects) and 12 units are single family houses (with 3-4 bedrooms) were sold to persons @80 % or less median income. I am very proud of the accomplishments South Windsor has made toward the State’s goal of Affordable Housing. The town has seen in a significant improvement in the quality and quantity of our Affordable Housing stock with the development of these projects.

Documentation in this application has been reviewed and certified by our Town Attorney, Kari Olson. The application was compiled and assembled by the South Windsor Planning and Zoning staff. Attorney Olson and Director of Planning Michele Lipe can be made available to answer any of your questions or to provide additional information. Please feel free to contact them at the phone numbers and/or email addresses listed below:

Kari Olson, Esq.	(860) 240-6085	kolson@murthalaw.com
Michele M. Lipe, AICP, Director	(860) 644-2511 Ext 252	michele.lipe@southwindsor.org

I appreciate your consideration and review of this matter and look forward to hearing from you. Please feel free to contact me directly if you need additional information.

Sincerely,



Michael Maniscalco
Town Manager

KARI L. OLSON
860.240.6085 DIRECT TELEPHONE
860.240.5885 DIRECT FACSIMILE
KOLSON@MURTHALAW.COM

June 18, 2020

Siela Mosquera-Bruno, Commissioner
State of Connecticut Department of Housing
505 Hudson Street
Hartford, CT 06106-7106

Re: Application for Certificate of Affordable Housing Completion/Moratorium,
Town of South Windsor

Dear Commissioner Mosquera-Bruno:

This firm serves as Town Attorney to the Town of South Windsor. This letter will constitute the certification required by §8-30g-6(c)(2) of the Regulations of Connecticut State Agencies regarding the accompanying application for State Certification of Affordable Housing Completion (hereafter "Application") which is being submitted by the Town of South Windsor (hereafter "Town").

Based upon the information supplied to me, in our opinion, the Application complies with the provisions of Conn. Gen. Stat. § 8-30g and with § 8-30g-6 of the Regulations of Connecticut State Agencies in effect on the day that the Application is being submitted.

By way of background, I have reviewed the statistical information, calculations, and historical information provided to me regarding the eight (8) affordable housing developments submitted as part of this Application, focusing in particular on the prior analysis and decision rendered by the State of Connecticut Department of Housing on March 30, 2020, a copy of which is attached hereto as Exhibit A, as well as the dates of certificates of occupancy and income requirements as set forth in the governing laws.

Murtha Cullina LLP
280 Trumbull Street
Hartford, CT 06103
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The following summarizes the eight (8) referenced developments.

1. Watson Farms

Address: 700 Deming Street

Affordable Units: 57

Affordability Requirements: Units will be rented as follows: One bedrooms -3 at 25%; 6 at 50% of the state median income; and Two bedroom – 48 at 60% of the state median income.

2. Berry Farms

Address: 205 Oakland Road

Affordable Units: 81

Affordability Requirements: One bedrooms -5 at 25%; 8 at 50%; 14 at 60% of state median income; and Two bedroom – 54 at 60% of the state median income.

3. Berry Farms II

Address: 440 Buckland Road

Affordable Units: 75

Affordability Requirements: One bedrooms - 4 at 25%; 8 at 50%; of state median income and 13 at 60% of median income; Two bedroom – 50 at 60% of state median income

4. Hillcrest

Address: 25 Gerber Road

Affordable Units: 66

Affordability Requirements: One bedrooms - 4 at 25%; 10 at 50%; and 8 at 60% of median income; Two bedroom – 44 at 60% of state median income

5. 175 Oakland Road

Address: 175 Oakland Road

Affordable Units: 16

Affordability Requirements: One bedroom – 8 at 60% of state median income; Two bedroom- 8 at 60% of the state median income.

6. Clark Estates

Addresses: 6 Franks Way (4 bedroom), 7 Franks Way (3 bedroom), 46 Franks Way (4 bedroom) and 79 Franks Way (4 bedroom)

Affordable Houses: 4

Affordability Requirements: Deed restricted at 80% of median income for 40 years.

7. Clark Estates II

Addresses: 5 Chaponis Way (3 bedroom), 23 Chaponis Way (3 bedroom), 56 Chaponis Way (3 bedroom), 89 Chaponis Way (3 bedroom), and 92 Chaponis Way (3 bedroom)

Affordable Houses: 5

Affordability Requirements: Deed restricted at 80% of the median income for 40 years.

8. Schoolhouse Road

Addresses: 15 Schoolhouse Road (4 bedroom), 16 Schoolhouse Road (3 bedroom) and 53 Schoolhouse Road (3 bedroom)

Affordable Houses: 3

Affordability Requirements: Deed restricted at 80% of median income for 40 years.

Please do not hesitate to contact me if you have any questions regarding this Application.

Very truly yours,



Kari L. Olson, Town Attorney
Town of South Windsor

Enclosure



STATE OF CONNECTICUT
DEPARTMENT OF HOUSING



To: The File

From: Laura Watson, Economic and Community Development Agent

Date: March 30, 2020

RE: South Windsor Moratorium Application: Receipt date of January 17, 2020 (February 27, 2020 is the end of 30 day public comment period; April 27, 2020 is the 90 day due date)

Calculation of Housing Unit Equivalent (HUE) Points

Restriction:

25% AMI= \$97,900 AMI
X 0.25
\$24,475

50% AMI= \$97,900 AMI
X 0.50
\$ 48,950

60% AMI= \$97,900 AMI
X 0.60
\$ 58,740

80% AMI= \$97,900 AMI
X 0.80
\$78,320

HUE's

80% SMI	80% of \$100,400 = \$80,320
60% SMI	60% of \$100,400 = \$60,240
40% SMI	40% of \$100,400 = \$40,160

Under Connecticut General Statute 8-30g(l)(7) HUEs are awarded for dwelling units which were (A) newly-constructed units in an affordable housing development, as that term was defined at the time of the affordable housing application, for which a certificate of occupancy was issued after July 1, 1990, or (B) newly subjected after July 1, 1990, to deeds containing covenants or restrictions which require that, for at least the duration required by subsection (a) of this section for set-aside developments on the date when such covenants or restrictions took effect, such dwelling units shall be sold or rented at, or below, prices which will preserve the units as affordable housing for persons or families whose income does not exceed eighty percent of median income.

Prior to Public Act 95-280, 20% of the dwelling units in an Affordable Housing Development had to be deed restricted and remain affordable for at least 20 years.

The definition of a Set-aside Development did not exist prior to June 1, 2000, but the interpretation is that any project which would have been eligible to use 8-30g under the definition at the time it was originally proposed should be considered a Set-aside Development, and treated as such. For projects where the application for such development was filed after July 6, 1995 the Set-aside Development (which adheres to Public Act 95-280) shall be awarded .25 points per each market rate unit (as indicated in Public Act 00-206). For projects where the application was filed before July 6, 1995 (and after July 1, 1990), a Set-aside Development containing family units which are rental units shall be awarded additional points equal to twenty-two percent of the total points awarded to such development.

Public Act 95-280 (for applications received on or after July 6, 1995) defines "Affordable Housing Development" as a proposed housing development (A) which is assisted housing or (B) in which not less than 25% of the dwelling units will be conveyed by deeds containing covenants or restrictions which shall require that such dwelling units be sold or rented at, or below, prices which will preserve the units as affordable housing, as defined in section 8-39a, for persons and families whose income is less than or equal to 80% of the area median income or 80% of the state median income, whichever is less, for at least thirty years after the initial occupation of the proposed development.

Public Act 99-261 (which takes effect June 29, 1999) states "Affordable Housing Development" means a proposed housing development (A) which is assisted housing or (B) in which not less than 25% of the dwelling units will be conveyed by deeds containing covenants or restrictions which shall require that, for at least thirty years after the initial occupation of the proposed development, such dwelling units shall be sold or rented at or below, prices which will preserve the units as affordable housing. Of the dwelling units conveyed by deeds containing covenants or restrictions, a number of dwelling units equal to not less than ten percent of all dwelling units in the development shall be sold or rented to persons and families whose income is less than or equal to sixty percent of the area median income or sixty percent of the state median income, whichever is less, and the remainder of the dwelling units conveyed by deeds containing covenants or restrictions shall be sold or rented to persons and families whose income is less than or equal to eighty percent of the area median income or eighty percent of the state median income, whichever is less."

Public Act 00-206 (As of June 1, 2000) "Set-aside Development" means a development in which not less than thirty percent of the dwelling units will be conveyed by deeds containing covenants or restrictions which shall require that, for at least forty years after the initial occupation of the proposed development, such dwelling units shall be sold or rented at, or below, prices which will preserve the units as housing for which persons and families pay thirty percent or less of their annual income, where such income is less than or equal to eighty percent of the median income. In a Set-aside Development, of the dwelling units conveyed by deeds containing covenants or restrictions, a number of dwelling units equal to not less than 15% of all dwelling units in the development shall be sold or rented to persons and families whose income is less than or equal to 60% of the

median income and the remainder of the dwelling units conveyed by deeds containing covenants or restrictions shall be sold or rented to persons/families whose income is less than or equal to 80% median income.

Watson Farms, 700 Deming Street

72 Total elderly units
57 Affordable elderly units
15 Market rate units

Our review indicates that this project meets the “lesser of” test and will utilize 2019 area median income of \$97,900. As indicated in CHFA’s Declaration and Agreement of Restrictive Covenants, May 20, 2002, and Covenant of Compliance and Regulatory Agreement, May 20, 2002, 57 elderly units (out of 72 elderly units) are affordable elderly units that are below 60% of area median income for a period of 45 years after the close of the compliance period. Public Act 00-206 (as of June 1, 2000) applies which states 30% of the development must be affordable for at least 40 years with 15% of the development being rented or sold to persons whose income is less than or equal to 60 % of median income. This development meets the definition of an affordable housing development.

57 elderly units @ 60% AMI = HUE @ 60% AMI = .50 point each
57 units @ .50 point = 28.5 points

15 market rate set-aside units = HUE @ .25 point each
15 units @ .25 point = 3.75 points

28.5 points + 3.75 points = **32.25 points total**

Berry Patch, 205 Oakland Road

102 Total elderly units
81 Affordable elderly units
21 Market rate units

Our review indicates that this project meets the “lesser of” test and will utilize 2019 area median income of \$97,900. As indicated in CHFA’s Extended Low-Income Housing Commitment, December 18, 2003, and the Declaration and Agreement of Restrictive Covenant, December 18, 2003, Volume 1563, Page 303-324, not less than 81 elderly units (79%) out of 102 total elderly units in the development will be occupied or available for occupancy by Qualified Persons for a period of 45 years after the close of the compliance period. “Qualified Persons” means elderly (age 62 or older) members of the general public, who at the time each such individual or family first occupies a unit in the Development, have annual income as set out in Section 2c (who are at 60% or below the area median income). Public Act 00-206 (as of June 1, 2000) applies which states 30% of the development must be affordable for at least 40 years with 15% of the development being rented or sold to persons whose income is less than or equal to 60% of median income. This development meets the definition of an affordable housing development.

81 elderly units @ 60% AMI = HUE @ 60% AMI = .50 point each
81 units @ .50 point = 40.5 points

21 market rate set-aside units = HUE @ .25 point each
21 units @ .25 point = 5.25 points

40.5 points + 5.25 points = **45.75 points total**

Berry Patch II, 440 Buckland Road

94 Total elderly units
75 Affordable elderly units
19 Market rate units

Our review indicates that this project meets the “lesser of” test and will utilize 2019 area median income of \$97,900. As indicated in CHFA’s Extended Low-Income Housing Commitment, December 21, 2004, and the Declaration and Agreement of Restrictive Covenants, December 21, 2004, Volume 1676, Page 192-214, not less than 75 elderly units (80%) out of 94 total elderly units in the Development will be occupied or be available for occupancy by Qualified Persons for a period of 45 years after the close of the compliance period. “Qualified Persons” means elderly (age 62 or older) members of the general public, who at the time each such individual or family first occupies a unit in the Development, have annual income as set out in Section 2c (who are at 60% or below the area median income). Public Act 00-206 (as of June 1, 2000) applies which states 30% of the development must be affordable for at least 40 years with 15% of the development being rented or sold to persons whose income is less than or equal to 60% of median income. This development meets the definition of an affordable housing development.

75 elderly units @ 60% AMI = HUE @ 60% AMI = .50 point each
75 units @ .50 point = 37.5 points

19 market rate set-aside units = HUE @ .25 point each
19 units @ .25 point = 4.75 points

37.5 points + 4.75 points = **42.25 points total**

Hillcrest, 25 Gerber Road

88 Total elderly units
66 Affordable elderly units
22 Market rate units

Our review indicates that this project meets the “lesser of” test and will utilize 2019 area median income of \$97,900. As indicated in CHFA’s Extended Low-Income Housing Commitment, December 17, 2008, and the Declaration and Agreement of Restrictive Covenants, December 17, 2008, Volume 2013, Page 276-297, not less than 66 elderly units (80%) out of 88 total elderly units in the Development will be occupied or be available for occupancy by Qualified Persons for a period of 84 years after the close of the compliance period. “Qualified Persons” means elderly (age 62 or older) members of the general public, who at the time each such individual or

family first occupies a unit in the Development, have annual income as set out in Section 2c (who are at 60% or below the area median income). Public Act 00-206 (as of June 1, 2000) applies which states 30% of the development must be affordable for at least 40 years with 15% of the development being rented or sold to persons whose income is less than or equal to 60% of median income. This development meets the definition of an affordable housing development.

66 elderly units @ 60% AMI = HUE @ 60% AMI = .50 point each
66 units @ .50 point = 33 points

22 market rate set-aside units = HUE @ .25 point each
22 units @ .25 point = 5.5 points

33 points + 5.5 points = **38.5 points total**

175 Oakland Road, 175 Oakland Road

78 Total family units
16 Affordable family units
62 Market rate units

Our review indicates that this project meets the “lesser of” test and will utilize 2019 area median income of \$97,900. As indicated in DOH’s Declaration of Land Use Restrictive Covenant, January 31, 2018, Volume 2637, Page 279-288, 16 affordable family rental units out of 78 family rental units total, will be restricted to families and persons whose income does not exceed 60% of area median income. It is also indicated that the Restrictive Covenant shall terminate 15 years after the Project Completion Date. This development does not meet the definition of an affordable housing development as (per Public Act 00-206 as of June 1, 2000) 30% of the development is not affordable, therefore no credit can be given to market rate units.

16 family (1 & 2 bedroom) rental units @ 60%AMI = HUE @ 60% AMI = 2.0 points each
16 units @ 2 points = **32 points total**

Clark Estates, 6 (4 bedroom), 7 (3 bedroom), 46 (4 bedroom) and 79 (4 bedroom) Franks Way

18 Total family units owner occupied
4 Affordable family units owner occupied
14 Market rate units owner occupied

Our review indicates that this project meets the “lesser of” test and will utilize 2019 area median income of \$97,000. As indicated in the Statutory Warranty Deeds, 6 Franks Way (April 26, 2016, Volume 2519, Page 24-27); 7 Franks Way (July 10, 2015, Volume 2474, Page 275-278); 46 Franks Way (April 12, 2016, Volume 2517, Page 261-264); 79 Franks Way (February 5, 2016, Volume 2506, Page 115-118), the units are conveyed specifically subject to the provisions of the Declarant’s Housing Affordability Plan (the “Plan”) dated June 22, 2015. By way of summary the Plan calls for 4 of the 18 single family residential housing units within the Planned Community to be designated as “Housing Opportunity Units,” meaning that all such units will be affordable to individuals or families earning 80% or less of the median area income as determined under the provisions of the Plan. The Affordability Housing Opportunity Units will be maintained as such for no less than 40 years. This development does not meet the definition of an affordable housing development as (per Public act 00-206 as of

June 1, 2000) 30% of the development is not affordable, therefore no credit can be given to market rate units. *Bonus three-bedroom units will be summarized and given credit at the end.*

4 family owner occupied units @ 80% AMI = HUE @ 80% AMI = 1 point each
4 units @ 1 point = **4 points total**

Clark Estates II, 5 (3 bedroom), 23 (3 bedroom), 56 (3 bedroom), 89 (3 bedroom) and 92 (3 bedroom) Chaponis Way

22 Total family units owner occupied
5 Affordable family units owner occupied
17 Market rate units owner occupied

Our review indicates that this project meets the “lesser of” test and will utilize 2019 area median income of \$97,000. As indicated in the Statutory Warranty Deeds, 5 Chaponis Way (August 30, 2017, Volume 2607, Page 98-100); 23 Chaponis Way (January 8, 2018, Volume 2628, Page 231-238); 56 Chaponis Way (December 14, 2017, Volume 2625, Page 165-167); 89 Chaponis Way (August 18, 2017, Volume 2605, Page 287-289); 92 Chaponis Way (August 3, 2017, Volume 2601, Page 296-298), the units are conveyed specifically subject to the provisions of the Declarant’s Housing Affordability Plan (the “Plan”) dated January 11, 2017. By way of summary the Plan calls for 5 of the 22 single family residential housing units within the Planned Community to be designated as “Housing Opportunity Units,” meaning that all such units will be affordable to individuals or families earning 80% or less of the median area income as determined under the provisions of the Plan. The Affordability Housing Opportunity Units will be maintained as such for no less than 40 years. This development does not meet the definition of an affordable housing development as (per Public act 00-206 as of June 1, 2000) 30% of the development is not affordable, therefore no credit can be given to market rate units. *Bonus three-bedroom units will be summarized and given credit at the end.*

5 family owner occupied units @ 80% AMI = HUE @ 80% AMI = 1 point each
5 units @ 1 point = **5 points total**

Schoolhouse Drive, 15 (4 bedroom) and 16 (3 bedroom) Schoolhouse Drive

14 Total family units owner occupied
2 Affordable family units owner occupied
12 Market rate units owner occupied

\$97,000. As indicated in the Statutory Warranty Deeds, 15 Schoolhouse Drive (May 28, 2019, Volume 2705, Page 57-59); 16 Schoolhouse Drive (March 6, 2019, Volume 2694, Page 278-280), the units are conveyed specifically subject to the provisions of the Declarant’s Housing Affordability Plan (the “Plan”) dated November 16, 2018. By way of summary the Plan calls for 3 of the 14 single family residential housing units within the Planned Community to be designated as “Housing Opportunity Units,” meaning that all such units will be affordable to individuals or families earning 80% or less of the median area income as determined under the provisions of the Plan. The Affordability Housing Opportunity Units will be maintained as such for no less than 40 years. This development does not meet the definition of an affordable housing development as (per Public act 00-206 as of June 1, 2000) 30% of the development is not affordable, therefore no credit can be given to market rate units. This application claimed 2 of the 3 units indicated in the Affordability Plan. *Bonus three-bedroom units will be summarized and given credit at the end.*

2 family owner occupied units @ 80% AMI = HUE @ 80% AMI = 1 point each
 2 units @ 1 point = **2 points total**

Bonus Housing Unit – Equivalent Points

- **Family units, owned or rented containing three or more bedrooms (.25 per unit)-** Tax Assessors records indicate 3 or 4 bedrooms in these affordable single-family owner occupied units:
 - **Clark Estates, 6 (4 bedroom), 7 (3 bedroom), 46 (4 bedroom) and 79 (4 bedroom) Franks Way**
 4 (3 and 4 bedroom) units @ .25 bonus point each
 4 units @ .25 point = **1 point**
 - **Clark Estates II, 5 (3 bedroom), 23 (3 bedroom), 56 (3 bedroom), 89 (3 bedroom) and 92 (3 bedroom) Chaponis Way**
 5 (3 and 4 bedroom) units @ .25 bonus point each
 5 units @ .25 point = **1.25 points**
 - **Schoolhouse Drive, 15 (4 bedroom) and 16 (3 bedroom) Schoolhouse Drive**
 2 (3 and 4 bedroom) units @ .25 bonus point each
 2 units @ .25 point = **.5 point**
- **Family units within an approved Incentive Housing Development (.25 per unit) -** Incentive zoning regulations were not indicated in the application (as per 8-13X).
- **If at least 60% of the total Affordable units above are Family units, then each Elderly unit receives .5 per unit –** 60% of the total Affordable units above were not Family units.

SUMMARY:

PROJECT NAME	HUE POINTS
Watson Farms	32.25
Berry Farms	45.75
Berry Farms II	42.25
Hillcrest	38.5
175 Oakland Road	32
Clark Estates	4
Clark Estates II	5
Schoolhouse Drive	2
Bonus 3 Bedroom	2.75
Bonus Incentive Housing Development	0
Bonus Elderly	0
TOTAL	204.5

South Windsor needs at least 204.86 HUES (2% *10,243 = 204.86 points to be eligible), therefore South Windsor is not eligible based on HUE's.

**AFFORDABLE HOUSING MORATORIUM DATA
SOUTH WINDSOR, CONNECTICUT**

- Moratorium eligibility for any Connecticut municipality is based on providing proof that the municipality has accumulated a required number of Housing Unit-Equivalent points (HUE's).
- The required number of HUE points is determined by multiplying the total number of dwelling units within the municipality (per the 2010 US Census) by 2%:

10,243 dwelling units x 2% = 204.86 **HUE points** required for South Windsor

- HUE Points are calculated as follows:
 - Multi-Family Developments – Rentals
 - Elderly units rented to persons @ 80% or less state median income = .50 points
 - Family units rented to persons @ 60% or less state median income = 2.00 points
 - Market rate units in a set-aside development (under 8-30g of the CGS) = .25 points
 - Single Family House Units Sold
 - Family units sold to persons @ 80% or less Town median income = 1.00 points; additional .25 bonus points for each 3-4 bedroom unit
- HUE Points may only be counted for units that were issued Certificates of Occupancy after July 1, 1990 (effective date of the adoption of the 8-30g statutes).
- “Assisted housing” can be eligible for HUE points if it can be proven that the income restrictions and duration of restrictions are at least equivalent to the restriction in the 8-30g law in effect at the time of submission of application for development to the Planning & Zoning Commission.
- **The calculation of HUE points for a South Windsor moratorium includes credit for qualifying residential units from the following existing developments:**

NAME /ADDRESS	POINTS
Berry Patch – 205 Oakland Road	45.75
Berry Patch II – 440 Buckland Road	42.25
Hillcrest – 25 Gerber Road	38.5
Watson Farms – 700 Deming Street	32.25
175 Oakland Road – 175 Oakland Road	32
Clark Estates – 6, 7, 46 and 79 Franks Way	5
Clark Estates II – 5, 23, 56, 89 and 92 Chaponis Way	6.25
Schoolhouse Drive – 15, 16 and 53 Schoolhouse Drive	3.75

TOTAL Housing Unit-Equivalent points needed: 204.86

TOTAL Housing Unit-Equivalent points claimed for this application: 205.75

If approved by CT Department of Housing, a moratorium on the acceptance of new 8-30g (set-aside) applications in South Windsor would be in place for four years from the date of the DOH approval, starting on the publication date of the DOH posting of a legal notice of decision in the Connecticut Law Journal.

A Moratorium does not affect the development of new non-8-30g developments (such as residential developments owned by a municipal housing authority).

Summary of Unit Count and Housing Unit Equivalency Points
Application for Certificate of Affordable Housing Completion
Town of South Windsor, Connecticut

	PROJECT NAME	PROJECT ADDRESS	AFFORDABLE UNIT LOCATIONS (if mixed with market rate units)	C/O ISSUED	TOTAL UNITS	AFFORD UNITS/DEED FILING	POINTS /UNITS	TOTAL POINTS	EXPLANATION OF POINTS
	Watson Farms	700 Deming Street	57 units elderly rental; 15 market rate elderly rental	Bldgs 1-4 1/13/03	72 units	57 units	28.5	32.25	Elderly Rental Units count toward moratorium as they were constructed after 1990 and are deed restricted. Units will be rented as follows: One bedroom at 25%; 5 at 50%; and Two bedrooms - 48 at 60% of state median income.
	Berry Farms	205 Oakland Road	81 units elderly rental; 21 market rate elderly rental	Bldgs 1 and 2 11/19/04 Bldg 3- 12/2/04 Bldg 4 1/6/05 Bldg 5 3/4/05	103 units	81 units	40.5	45.75	Elderly Rental Units count toward moratorium as they were constructed after 1990 and are deed restricted. Units will be rented as follows: One bedroom - 5 at 25%; 8 at 50%; 14 at 60%; Two bedrooms - 54 at 60% of state median income
	Berry Farms II	440 Buckland Road	75 units elderly rental; 19 market rate elderly rental	Bldg 10 12/23/05	94 units	75 units	37.5	42.25	Elderly Rental Units count toward moratorium as they were constructed after 1990 and are deed restricted. Units will be rented as follows: One bedroom - 4 at 25%; 8 at 50%;

									13 at 60% of state median income; and Two bedroom – 50 at 60% of state median income
	Hillcrest	25 Gerber Road	66 units elderly rental; 22 market rate elderly rental	Bldg 1, 2 11/19/09 Bldg 3, 12/30/09 Bldg 4 2/19/10	88 units	66 units	33	38.5	Elderly Rental Units count toward moratorium as they were constructed after 1990 and are deed restricted. Units will be rented as follows: One bedroom - 4 at 25%; 10 at 50%; 8 at 60% of state median income; and Two bedrooms – 44 at 60% of state median income
	175 Oakland Road	175 Oakland Road	16 units family rental; 62 market rate rental units	Bldg 1 1/22/19 Bldg 2 5/7/19 Bldg 3, 4 2/27/19 Bldg 5 12/19/18 Bldg 6 9/17/19 Bldg 7 8/15/19	78 units	0	32	32	Rental Units count toward moratorium as they were constructed after 1990 and are deed restricted. Units will be rented as follows: One bedroom – 8 at 60% of state median; and Two bedrooms – 8 at 60% of state median.
	Clark Estates	6 Franks Way		4/25/16				1.25	Deed restricted at 80% median for 40 years; .25 bonus for 3-4 bedroom
	Clark Estates	7 Franks Way		7/2/15				1.25	Deed restricted at 80% median for 40 year; .25 bonus for 3-4 bedroom

	Clark Estates	46 Franks Way		4/5/16				1.25	Deed restricted at 80% median for 40 year; .25 bonus for 3-4 bedroom
	Clark Estates	79 Franks Way		1/11/16				1.25	Deed restricted at 80% median for 40 year; .25 bonus for 3-4 bedroom
	Clark Estates II	5 Chaponis Way		8/23/17				1.25	Deed restricted at 80% median for 40 year; .25 bonus for 3-4 bedroom
	Clark Estates II	23 Chaponis Way		12/13/17				1.25	Deed restricted at 80% median for 40 year; .25 bonus for 3-4 bedroom
	Clark Estates II	56 Chaponis Way		12/4/17				1.25	Deed restricted at 80% median for 40 year; .25 bonus for 3-4 bedroom
	Clark Estates II	89 Chaponis Way		8/6/17				1.25	Deed restricted at 80% median for 40 year; .25 bonus for 3-4 bedroom
	Clark Estates II	92 Chaponis Way		7/25/17				1.25	Deed restricted at 80% median for 40 year; .25 bonus for 3-4 bedroom
	Schoolhouse Drive	15 Schoolhouse Drive		5/7/19				1.25	Deed restricted at 80% median for 40 year; .25 bonus for 3-4 bedroom
	Schoolhouse Drive	16 Schoolhouse Drive		2/26/19				1.25	Deed restricted at 80% median for 40 year; .25 bonus for 3-4 bedroom
	Schoolhouse Drive	53 Schoolhouse Drive		9/19/19				1.25	Deed restricted at 80% median for 40 years; .25 bonus for 3-4 bedroom