

Town of South Windsor, Connecticut
Application for Certificate of Affordable Housing Completion

Calculation of Housing Unit-Equivalency Points

From the Regulations, Connecticut State Agencies C.G.S. 8-30g-6(h):

As provided in Section 8-30g(1) of the Connecticut General Statutes, the housing unit-equivalent points required for a certificate shall be equal to two percent (2%) of all dwelling units in the municipality, but no less than seventy-five (75) housing unit-equivalent points. Units and housing unit-equivalent points that serve as the basis of approval of a State certificate, whether a provisional approval or issuance by the commissioner, shall not be the basis of a subsequent application. The housing unit-equivalent points necessary for a State certificate shall be calculated as using the denominator the total estimated dwelling units in the municipality as reported in the most recent United States decennial census.

**The 2010 United States Census indicates that there are
10,243 housing units in South Windsor.**

$$2\% \times 10,243 = 204.86$$

204.86 Housing Unit-Equivalency Points are therefore required

**For South Windsor to qualify for a
Certificate of Affordable Housing Completion
Pursuant to Section 8-30g-6 of the Regulations,
Connecticut State Agencies.**

The documentation included with this application will show that
South Windsor has claimed Housing Unit-Equivalency Points as follows:

	HUE Points
Points for CGS8-30g Set-Aside Developments	190.75
Points for Elderly and/or Assisted Housing	
Points for Single Family Housing - Owned	15
TOTAL HUE Points	205.75

Inventory of Units

Project Name	Property Owner/Developer	Address	Vol/Page	Year Occupied	Affordable Units	Unit Type	Income Restriction	HUE Points Per Unit	Total Points	
Watson Farms	Watson Farms Associates	700 Deming Street	1240/57	2003	57	elderly rental		0.5	28.5	
Watson Farms	Watson Farms Associates	700 Deming Street	1240/57	2003		elderly rental	(15) market	0.25	3.75	
Berry Patch	Berry Patch Associates LP	205 Oakland Road	2637/276	2004/05	81	elderly rental		0.5	40.5	
Berry Patch	Berry Patch Associates LP	205 Oakland Road	2637/276	2004/05		elderly rental	21 (market)	0.25	5.25	
Berry Patch II	Berry Patch II Associates LP	440 Buckland Road	1631/13	2005/06	75	elderly rental		0.5	37.5	
Berry Patch II	Berry Patch II Associates LP	440 Buckland Road	1631/13	2005/06		elderly rental	19 (market)	0.25	4.75	
Hillcrest	Kelly Road Associates LP	25 Gerber Road	1972/59	2009/10	66	elderly rental		0.5	33	
Hillcrest	Kelly Road Associates LP	25 Gerber Road	1972/59	2009/10		elderly rental	22 (market)	0.25	5.5	
175 Oakland Road	Berry Patch III LLC	175 Oakland Road	2597/163	2019	16	family rented	60% AMI	2	32	
					295		77		190.75	
Clark Estates	Jayanthi, Srl & Rag	6 Franks Way	2519/24	2016	1	family owned	80% of median	1.25	1.25	
Clark Estates	Abburi, Yog& Anitha	7 Franks Way 2670 330 (Current)	2474/275	2016	1	family owned	80% of median	1.25	1.25	
Clark Estates	Subburam, Tamesh & Balakrishn	46 Franks Way	2517/261	2016	1	family owned	80% of median	1.25	1.25	
Clark Estates	Udgirkar, Rish & Dhanhamraj, Sa	79 Franks Way	2506/115	2016	1	family owned	80% of median	1.25	1.25	
Clark Estates II	Pattnaik Bikram Kumar	5 Chaponis Way	2607/98	2017	1	family owned	80% of median	1.25	1.25	
Clark Estates II	Lee, Kangtaek & Yoon Mira	23 Chaponis Way	2628/231	2018	1	family owned	80% of median	1.25	1.25	
Clark Estates II	Taleb, Zaid & Tonmoy Mehbuba	56 Chaponis Way	2625/165	2017	1	family owned	80% of median	1.25	1.25	
Clark Estates II	Ramasamy, Thanamjeyam	89 Chaponis Way	1605/287	2017	1	family owned	80% of median	1.25	1.25	
Clark Estates II	Chaudhuri Bodhisattwa	92 Chaponis Way	2601/296	2017	1	family owned	80% of median	1.25	1.25	
Schoolhouse Drive	Sanakkayala, Mehesh	15 Schoolhouse Drive	2705/57	2019	1	family owned	80% of median	1.25	1.25	
Schoolhouse Drive	Muthuvel, Kannan	16 Schoolhouse Drive	2694/278	2019	1	family owned	80% of median	1.25	1.25	
Schoolhouse Drive	Bryan, Brett & Renee	53 Schoolhouse Drive	2738/84	2019	1	family owned	80% of median	1.25	1.25	
			Total Affordable Units			307			Total Points	205.75

Points Needed204.86

(i) As provided in section 8-30g(l) of the Connecticut General Statutes, dwelling units whose occupancy is restricted to maximum household income limits that comply with section 8-30g of the Connecticut General Statutes and that qualify, based on binding restrictions on maximum sale or resale price or rent, as price-restricted dwelling units in compliance with section 8-30g of the Connecticut General Statutes, shall be awarded unit-equivalent points toward a state certificate as follows:

Housing Unit-Equivalent	
Type of Unit Point Value Per Unit	
Market-rate units in a set-aside development	0.25
Elderly units, owned or rented, restricted to households at or below 80% of median income	0.50
Family units, owned, that are 80% of median income:	1.00
restricted to households with 60% of median income	1.50

annual income no more than: 40% of median income	2.00
Family units, rented, that are 80% of median income:	1.50
restricted to households with 60% of median income	2.00
annual income no more than: 40% of median income	2.50
Single family home	
restricted to less than 80% of median income	1.25
with 3 or 4 bedroom units	



TO: Connecticut Department of Housing
FROM: Michele M. Lipe, AICP, Director of Planning
RE: Application for Certificate of Affordable Housing Completion
Town of South Windsor

CERTIFICATION OF NO DEDUCTIONS

I, Michele M. Lipe, Director of Planning for the Town of South Windsor, Connecticut, hereby depose and say, to the best of my knowledge and belief, that there has been no action by the municipality the Housing Authority of South Windsor, or any of the Town Agency, to disqualify any unit claimed as providing housing unit-equivalent points claimed, as of the date of the submission of this Application.

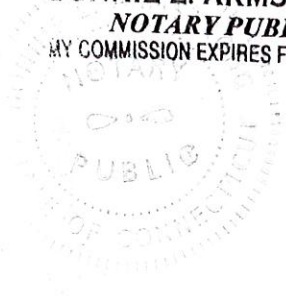
Michele M. Lipe, Director of Planning

Subscribed and sworn to before me at South Windsor, Connecticut the 24th day of June 2020.

Notary Public

Commissioner of the Superior Court

BONNIE L. ARMSTRONG
NOTARY PUBLIC
MY COMMISSION EXPIRES FEB. 28, 2023





TO: Connecticut Department of Housing
FROM: Christopher Dougan, Chief Building Official
RE: Certification of Certificates of Occupancy
Town of South Windsor
Application for State Certificate of Affordable Housing Completion

I hereby certify that valid Certificates of Occupancy have been issued and are currently in effect for the following residential developments (which include affordable housing units), as per the dates indicated.

<u>Development</u>	<u>Certificate of Occupancy Issue Date</u>
1. Watson Farms Address: 700 Deming Street Affordable Units: 57 of 72 units Affordability Unit Locations:	All buildings 1/13/03
Building 1	
Building 2	
Building 3	
Building 4	
2. Berry Farms Address: 205 Oakland Road Affordable Units: 81 of 102 units Affordability Unit Locations:	
Building 1	11/19/04
Building 2	11/19/04
Building 3	12/2/04
Building 4	1/6/05
Building 5	3/4/05
3. Berry Farms II Address: 440 Buckland Road Affordable Units: 75 of 94 units Affordability Unit Locations:	
Building 6	7/6/06
Building 7	6/14/06
Building 8	7/5/06
Building 9	1/25/06
Building 10	12/23/05
4. Hillcrest Address: 25 Gerber Road Affordable Units: 66 of 88 units Affordability Unit Locations:	
Building 1	11/19/09
Building 2	11/19/09
Building 3	12/30/09
Building 4	2/19/10

5. 175 Oakland Road

Address: 175 Oakland Road

Affordable Units: 16 of 78 units

Affordability Unit Locations:	Building 1	1/22/19
	Building 2	5/7/19
	Building 3	2/27/19
	Building 4	2/27/19
	Building 5	12/19/18
	Building 6	9/17/19
	Building 7	8/15/19

6. Clark Estates

Addresses: Franks Way.

Affordable Houses: 4

Affordability Unit Locations:	6 Franks Way	4/25/16
	7 Franks Way	7/2/15
	46 Franks Way	4/5/16
	79 Franks Way	1/11/6

7. Clark Estates II

Addresses: Chaponis Way

Affordable Houses: 5

Affordability Unit Locations:	5 Chaponis Way	8/23/17
	23 Chaponis Way	12/13/17
	56 Chaponis Way	12/4/17
	89 Chaponis Way	8/16/17
	92 Chaponis Way	7/25/17

8. Schoolhouse Road

Addresses: Schoolhouse Road

Affordable Houses: 3

Affordability Unit Locations:	15 Schoolhouse Road	5/7/19
	16 Schoolhouse Road	2/26/19
	53 Schoolhouse Road	12/5/19



Christopher Dougan, Chief Building Official

Subscribed and sworn to before me at South Windsor, Connecticut the 29th day of June 2020.

BONNIE L. ARMSTRONG
NOTARY PUBLIC
MY COMMISSION EXPIRES FEB. 28, 2023



Notary Public

Commissioner of the Superior Court



FY 2019 INCOME LIMITS DOCUMENTATION SYSTEM

134

[HUD.gov](#) [HUD User Home](#) [Data Sets](#) [Fair Market Rents](#) [Section 8 Income Limits](#) [MTSP Income Limits](#) [HUD LIHTC Database](#)

FY 2019 Income Limits Summary

Selecting any of the buttons labeled "Explanation" will display detailed calculation steps for each of the various parameters.

FY 2019 Income Limit Area	Median Family Income <input type="button" value="Explanation"/>	FY 2019 Income Limit Category	Persons in Family							
			1	2	3	4	5	6	7	8
Hartford-West Hartford-East Hartford, CT HUD Metro FMR Area	\$97,900	Very Low (50%) Income Limits (\$) <input type="button" value="Explanation"/>	35,350	40,400	45,450	50,450	54,500	58,550	62,600	66,600
		Extremely Low Income Limits (\$)* <input type="button" value="Explanation"/>	21,200	24,200	27,250	30,250	32,700	35,100	39,010	43,430
		Low (80%) Income Limits (\$) <input type="button" value="Explanation"/>	52,850	60,400	67,950	75,500	81,550	87,600	93,650	99,700

NOTE: South Windsor town is part of the **Hartford-West Hartford-East Hartford, CT HUD Metro FMR Area**, so all information presented here applies to all of the **Hartford-West Hartford-East Hartford, CT HUD Metro FMR Area**. HUD generally uses the Office of Management and Budget (OMB) area definitions in the calculation of income limit program parameters. However, to ensure that program parameters do not vary significantly due to area definition changes, HUD has used custom geographic definitions for the **Hartford-West Hartford-East Hartford, CT HUD Metro FMR Area**.

The **Hartford-West Hartford-East Hartford, CT HUD Metro FMR Area** contains the following areas:
HARTFORD COUNTY, CT TOWNS OF Avon town, CT; Berlin town, CT; Bloomfield town, CT; Bristol town, CT; Burlington town, CT; Canton town, CT; East Granby town, CT; East Hartford town, CT; East Windsor town, CT; Enfield town, CT; Farmington town, CT; Glastonbury town, CT; Granby town, CT; Hartford town, CT; Hartland town, CT; Manchester town, CT; Marlborough town, CT; New Britain town, CT; Newington town, CT; Plainville town, CT; Rocky Hill town, CT; Simsbury town, CT; Southington town, CT; South Windsor town, CT; Suffield town, CT; West Hartford town, CT; Wethersfield town, CT; Windsor town, CT; Windsor Locks town, CT;

MIDDLESEX COUNTY, CT TOWNS OF Chester town, CT; Cromwell town, CT; Durham town, CT; East Haddam town, CT; East Hampton town, CT; Haddam town, CT; Middlefield town, CT; Middletown town, CT; Portland town, CT;

TOLLAND COUNTY, CT TOWNS OF Andover town, CT; Bolton town, CT; Columbia town, CT; Coventry town, CT; Ellington town, CT; Hebron town, CT; Mansfield town, CT; Somers town, CT; Stafford town, CT; Tolland town, CT; Union town, CT; Vernon town, CT; Willington town, CT; and Willington town, CT.

* The FY 2014 Consolidated Appropriations Act changed the definition of extremely low-income to be the greater of 30/50ths (60 percent) of the Section 8 very low-income limit or the poverty guideline as established by the Department of Health and Human Services (HHS), provided that this amount is not greater than the Section 8 50% very low-income limit. Consequently, the extremely low income limits may equal the very low (50%) income limits.

Income Limit areas are based on FY 2019 Fair Market Rent (FMR) areas. For information on FMRs, please see our associated FY 2019 Fair Market Rent documentation system.

For last year's Median Family Income and Income Limits, please see here:

FY2018 Median Family Income and Income Limits for Hartford-West Hartford-East Hartford, CT HUD Metro FMR Area

Select a different county or county equivalent in Connecticut:

Sharon town
Shelton town
Sherman town
Simsbury town
Somers town
South Windsor town

Select any FY2019 HUD Metropolitan FMR Area's Income Limits:

Hartford-West Hartford-East Hartford, CT HUD Metro FMR Area ▼

Or press below to start over and select a different state:

Prepared by the Program Parameters and Research Division, HUD.



FY 2019 INCOME LIMITS DOCUMENTATION SYSTEM

[HUD.gov](#) [HUD User Home](#) [Data Sets](#) [Fair Market Rents](#) [Section 8 Income Limits](#) [MTSP Income Limits](#) [HUD LIHTC Database](#)

FY 2019 Income Limits Summary

Selecting any of the buttons labeled "Explanation" will display detailed calculation steps for each of the various parameters.

Statewide Income Limits For Connecticut

FY 2019 Very Low-Income (50%) Limit (VLIL)								
Median Family Income	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
100,400	35,300	40,350	45,400	50,450	54,500	58,500	62,550	66,600

FY 2019 Extremely Low-Income Limit (ELIL)							
1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
21,200	24,200	27,250	30,250	32,700	35,100	37,550	39,950

FY 2019 Low-Income (80%) Limit (LIL)							
1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
52,850	60,400	67,950	75,500	81,550	87,600	93,600	99,650

Select any FY2019 HUD Metropolitan FMR Area's Income Limits:

Abilene, TX MSA

Select HUD Income Limits Area

Or press below to start over and select a different state:

Select a new state

Update URL For bookmarking or E-Mailing

Prepared by the [Program Parameters and Research Division](#), HUD.



FY 2019 FAIR MARKET RENT DOCUMENTATION SYSTEM

The FY 2019 Hartford-West Hartford-East Hartford, CT HUD Metro FMR Area Small Area FMRs

The following are the steps used to calculate the 2-bedroom rent of \$1,370 for ZIP Code 06074.

1. Evaluate the current 5-year ACS Adjusted Standard Quality (ASQ) 40th percentile 2-bedroom gross rent. If the estimate has a margin of error ratio of less than 50% and at least one hundred survey cases, use this as the ZCTA base rent for the SAFMR for the current year.
2. If the 2-Bedroom rent is not reliable, evaluate the 1-Bedroom gross rent. If this estimate is reliable, convert it to a 2-bedroom rent using the appropriate bedroom ratio of the parent HUD metropolitan area.
3. If the 2 and 1-Bedroom rents are not reliable, evaluate the 3-Bedroom gross rent. If this estimate is reliable, convert it to a 2-bedroom rent using the appropriate bedroom ratio of the parent HUD metropolitan area.
4. Repeat the above three steps for the previous two ACS years. If a ZIP code has reliable 2-Bedroom equivalent rents in at least two or the three ACS years, update the non-current year ACS estimates for inflation, and take the average of the reliable estimates as the base rent for FY2019.
5. Calculate a FY2019 Small Area Fair Market Rent by multiplying this base rent by the recent mover factor, the CPI gross rent update factor, and the national trend factor.
6. If the ZIP code does not have a reliable base rent, evaluate the quality if its 5-year ACS Adjusted Standard Quality (ASQ) median all bedroom gross rent for the previous three ACS years. If at least two of these three estimates are reliable, calculate ratios of the ZIP code median gross rent estimate to that of the ZIP code's parent HUD metropolitan area. Take the average of these ratios. If the ZIP code does not have reliable ZIP code median gross rents, examine the reliability of the ZIP code's parent county. If at least two of these three estimates are reliable, calculate ratios of the county median gross rent estimate to that of the county's parent HUD metropolitan area. If county level estimates are not reliable, set the ratio to 1.
7. If necessary apply the ZIP code rent ratio the the FY2019 2-Bedroom Fair Market Rent for the ZIP code's parent HUD metropolitan area.
8. Ensure that the 2-Bedroom SAFMR does not exceed 150% of the parent HUD metropolitan FMR.
9. Ensure the the 2-Bedroom SAFMR is not lower than the ZIP code's parent state minimum FMR.
10. Calculate SAFMRs for other bedroom sizes using the bedroom ratios for the ZIP code's parent metropolitan area.
11. Ensure that the SAFMRs do not fall below the appropriate 90% floor.

The FY 2019 Hartford-West Hartford-East Hartford, CT HUD Metro FMR Area Small Area FMRs for All Bedroom Sizes in ZIP Code 06074

FY2019 SAFMRs By Unit Bedrooms				
<u>Efficiency</u>	<u>One-Bedroom</u>	<u>Two-Bedroom</u>	<u>Three-Bedroom</u>	<u>Four-Bedroom</u>
\$880	\$1,100	\$1,370	\$1,720	\$1,920

The remainder of this page provides complete documentation of the development of the Final FY 2019 2 Bedroom Small Area Fair Market Rent (FMR) for 06074 within the Hartford-West Hartford-East Hartford, CT HUD Metro FMR Area.

1. Evaluate the bedroom size estimates of 40th percentile gross rent for 06074.

ACS Release	Bedroom Size	Adjusted Standard Quality Estimate of 40 th Percentile Gross Rent for 06074	Adjusted Standard Quality Margin of Error of 40 th Percentile Gross Rent for 06074	Adjusted Standard Quality count indicator of 40 th Percentile Gross Rent for 06074	Margin of Error Ratio	Reliable?	Two Bedroom Adjustment, if applicable	Inflation Adjustment, if applicable
2016	2-Bedroom	\$1,182	\$72	1	$\frac{\$72}{\$1,182} = 0.06$	No	N/A	N/A
	1-Bedroom	\$938	\$190	1	$\frac{\$190}{\$938} = 0.20$	No	\$1,166	N/A
	3-Bedroom	\$1,629	\$358	1	$\frac{\$358}{\$1,629} = 0.22$	No	\$1,300	N/A
2015	2-Bedroom	\$1,162	\$45	1	$\frac{\$45}{\$1,162} = 0.04$	No	N/A	N/A
	1-Bedroom	\$930	\$172	1	$\frac{\$172}{\$930} = 0.18$	No	\$1,156	N/A
	3-Bedroom	\$1,563	\$477	1	$\frac{\$477}{\$1,563} = 0.31$	No	\$1,248	N/A
2014	2-Bedroom	\$1,157	\$62	1	$\frac{\$62}{\$1,157} = 0.05$	No	N/A	N/A
	1-Bedroom	\$871	\$221	1	$\frac{\$221}{\$871} = 0.25$	No	\$1,083	N/A
	3-Bedroom	\$1,658	\$263	1	$\frac{\$263}{\$1,658} = 0.16$	No	\$1,323	N/A

2. Since 06074 does not have a useable bedroom base rent, its SAFMR will be based on a rent ratio.

3. ZCTA level estimates of median gross rent will be used as the numerator for the small area rent ratio provided at least 2 of the most recent 3 estimates from 5-Year ACS samples are statistically reliable. Reliability is determined by calculating a margin of error ratio for each estimate. If the margin of error is less than 50% of the estimate, then it is considered reliable.

ACS Release	Adjusted Standard Quality Estimate of Median Gross Rent for 06074	Adjusted Standard Quality Margin of Error of Median Gross Rent for 06074	Margin of Error Ratio	Reliable?	Adjusted Standard Quality Estimate of Median Gross Rent for Hartford-West Hartford-East Hartford, CT HUD Metro FMR Area	ZIP Code / Metro Ratio
2016	\$1,224	\$78	$\frac{\$78}{\$1,224} = 0.06$	Yes	\$1,072	$\frac{\$1,224}{\$1,072} = 1.142$
2015	\$1,202	\$49	$\frac{\$49}{\$1,202} = 0.04$	Yes	\$1,050	$\frac{\$1,202}{\$1,050} = 1.145$
2014	\$1,208	\$71	$\frac{\$71}{\$1,208} = 0.06$	Yes	\$1,035	$\frac{\$1,208}{\$1,035} = 1.167$

4. Because 3 out of 3 ZCTA level estimates are reliable, their average will be used as the numerator for the small area rent ratio.

2014 Ratio	2015 Ratio	2016 Ratio	Average of Reliable Ratios (Small Area Rent Ratio)
1.167	1.145	1.142	1.151

5. Apply the Small Area Rent Ratio for 06074 to the FY 2019 Metropolitan Fair Market Rent for Hartford-West Hartford-East Hartford, CT HUD Metro FMR Area, Rounding to the Nearest \$10

ZIP Code 06074 Small Area Rent Ratio	Metropolitan Fair Market Rent for Hartford-West Hartford-East Hartford, CT HUD Metro FMR Area	Preliminary 2 Bedroom Small Area FMR for 06074
1.151	<u>\$1,194</u>	\$1,370

6. Ensure that the 2 Bedroom Small Area FMR Does Not Fall Below the State Minimum FMR.

Preliminary 2 Bedroom Small Area FMR for 06074	State Minimum	2 Bedroom Small Area FMR for 06074
\$1,370	\$700	Do Not Use State Minimum

7. The FY2019 SAFMR must not be below 90% of the FY2018 FMR.

	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
FY2018 FMR	\$860	\$1,070	\$1,330	\$1,670	\$1,860
FY2018 Floor	\$780	\$970	\$1,200	\$1,510	\$1,680
Preliminary FY 2019 SAFMR	\$880	\$1,100	\$1,370	\$1,720	\$1,920

Use FY2018 floor for FY2019?	No	No	No	No	No
FY 2019 SAFMR	\$880	\$1,100	\$1,370	\$1,720	\$1,920

[HUD Home Page](#) | [HUD User Home](#) | [Data Sets](#) | [Fair Market Rents](#) | [Section 8 Income Limits](#) | [FMR/IL Summary System](#) | [Multifamily Tax Subsidy Project \(MTSP\) Income Limits](#) | [HUD LIHTC Database](#)