



Town of South Windsor Town Hall
Planning Department
1540 Sullivan Avenue
South Windsor, CT 06074
(860) 644-2511 Ext 329

MEMORANDUM

To: Bonnie Armstrong, Town Clerk
From: Michele M. Lipe, Director of Planning
Date: July 6, 2020
RE: Application to the CT Department of Housing for a Certificate of Affordable Housing Completion (Moratorium on the Applicability of C.G.S. 8-30g)

The 3-ring binder accompanying this memo is a copy of the documents and information to be submitted to the Connecticut Department of Housing, requesting a Certificate of Affordable Housing Completion pursuant to Section 8-30g (1)(4)(B) of the General Statutes.

Acceptance and approval of the Application by the DOH would result in a 4-year moratorium on the acceptance of applications for affordable housing submitted by the developers to the Planning and Zoning Commission under Section 8-30g. A data sheet providing background information on the basic calculations for this Application and the applicable Section 8-30g requirements is included immediately following this memo, as a quick overview.

Copies of the legal notice of the "Intent to Apply" for the Certificate are attached, and are to be published as follows:

Monday, July 6, 2020	Journal Inquirer
Tuesday, July 7, 2020	CT Law Journal
Monday, July 6, 2020	Town Website

This copy of the Application is being provided to your office as per the statement in the Legal Notices (and the requirements of the applicable Section 8-30g law) that the Application is "available for public inspection and comment".

Written comments can be accepted within the 20-day period following the publishing of the Legal Notices (before July 30, 2020).

All question and comments on the Application should be directed to me in the Planning Department, at the following address:

Michele M. Lipe, AICP, Director of Planning
South Windsor Town Hall
1540 Sullivan Avenue
South Windsor, CT 06074
(860) 644-2511 Ext 252

**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).