

AFFORDABLE HOUSING MORATORIUM FACT SHEET

Town of New Canaan

- Moratorium eligibility for a Town is based on providing proof that the Town has accumulated a required number of “Housing Equivalent Points”.
- Required number of points is determined by multiplying the total number of dwelling units within the municipality (per the 2020 US Census) by 2%:
 - **7,502 dwelling units X 2% = 150.04 points for New Canaan**
- Points are calculated as follows:
 - Market-rate unit in set-aside development = .25 points
 - Elderly unit @ 80% SMI or less = .50 points
 - Owned family unit @ 80% SMI or less = 1.0 points
 - Owned family unit @ 60% SMI or less = 1.5 points
 - Owned family unit @ 40% SMI or less = 2.0 points
 - Rented family units @ 80% SMI or less = 1.5 points
 - Rented family units @ 60% SMI or less = 2.0 points
 - Rented family units @ 40% SMI or less = 2.5 points
 - Owned or rented family units with 3+ bedrooms = .25 bonus points
- 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 points if it can be proven that the income restrictions and duration of restrictions are at least equivalent to the restrictions in the §8-30g law.

- New Canaan received a Certificate of Affordable Housing Completion in 2017 for affordable units in five developments totaling 151.75 HUE Points including 8-30g set-aside developments and elderly/assisted housing:
 - Avalon at New Canaan
 - Schoolhouse Apartments
 - New Canaan Group Home
 - Mill Apartments
 - Millport Apartments (Phase I)

- New Canaan applied for a Certificate of Affordable Housing Completion in 2022, claiming assisted housing totaling 152.5 HUE Points in two developments, which were both approved by the Planning & Zoning Commission under the restrictions from the ELIHC program with CHFA as well as under the income limits of 8-30g for a term of 40 years. DOH subsequently denied that application based upon an interpretation of C.G.S. § 8-30g that affordable units that received a certificate of occupancy prior to the issuance a moratorium cannot be “held over” and later claimed in a subsequent moratorium. The Town disagrees and has appealed the grounds for denial to Superior Court. Said appeal has no bearing on the present Application because all units claimed in this Application received a certificate of occupancy after the issuance of the Town’s first moratorium in 2017.

- If approved by the DECD, the moratorium on acceptance of new §8-30g applications will be for four years.



**TOWN OF NEW CANAAN, CONNECTICUT
Application for Certificate of Affordable Housing Completion**

Calculation of Housing Unit Equivalency (HUE) Points

As provided in Connecticut General Statutes Section 8-30g(l), the housing unit-equivalency 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-equivalency points. Units and housing unit-equivalency 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-equivalency points necessary for a state certificate shall be calculated using as the denominator the total estimated dwelling units in the municipality as reported in the most recent United States decennial census.

2020 US Census housing units in New Canaan: **7,502 housing units**

$$2\% \times 7,502 = 150.04$$

151.02 Housing Unit-Equivalency Points required for New Canaan to qualify for a Certificate of Affordable Housing Completion pursuant to Section 8-30g(l)(4)(A) of the Connecticut General Statutes

The documentation included in this application will demonstrate that New Canaan has claimed Housing Unit-Equivalency Points as follows:

Millport Apartments	68.5 HUE
Canaan Parish	82.25 HUE
TOTAL	150.75 HUE

SUMMARY OF UNIT COUNT AND HOUSING UNIT-EQUIVALENCY POINTS
Application for Certificate of Affordable Housing Completion
Town of New Canaan


Name of Development	Address	Certificate of Occupancy Date	Deed Restriction or Affordability Plan Filing Information	Term	Total Units	Units Counted for this Application	HUE Points
<p>Millport Apartments</p> <p>29 @ 1.50 = 43.5 HUE 4 @ 1.75 = 7 HUE 5 @ 2.5 = 12.5 HUE 2 @ 2.75 = 5.5 HUE = 68.5 HUE</p>	<p>59 & 61 Millport Avenue</p>	<p>2/14/2018 3/18/2018</p>	<p>Notice of Ground Lease - Vol 950 / Pgs 297-303</p> <p>Open-End Leasehold Mortgage Deed - Vol 950 / Pgs 503 – 525</p>	<p>40 years</p>	<p>73 Rental Family Units</p>	<p>40</p>	<p>68.5</p>
<p>Canaan Parish</p> <p>35 @ 1.5 = 52.5 HUE 7 @ 2.00 = 14 HUE 7 @ 2.25 = 15.75 HUE = 82.25 HUE</p>	<p>186 Lakeview Avenue (Building 1)</p>	<p>06/08/2023</p>	<p>Affordability Plan - Vol 1052 / Pgs 176 – 200</p>	<p>40 years</p>	<p>60 Rental Family Units</p>	<p>49</p>	<p>82.25</p>
<p>TOTAL</p>						<p>89</p>	<p>150.75</p>

The screenshot shows the United States Census Bureau data portal. The search query is 'housing units'. The results are filtered for 'New Canaan town, Fairfield Co.'. The table displays the following data:

H1 HOUSING UNITS	
Decennial Census Universe: Housing units 2020: DEC Demographic and Housing Characteristics	
Label	New Canaan town, Fairfield ...
Total	7,502

Source:

<https://data.census.gov/table/DECENNIALDHC2020.H1?q=housing%20units&g=060XX00US0900150580>




FY 2023 INCOME LIMITS DOCUMENTATION SYSTEM

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

FY 2023 Income Limits Summary

FY 2023 Income Limit Area	Median Family Income Click for More Detail	FY 2023 Income Limit Category	Persons in Family							
			1	2	3	4	5	6	7	8
Stamford-Norwalk, CT HUD Metro FMR Area	\$171,300	Very Low (50%) Income Limits (\$) Click for More Detail	60,000	68,550	77,100	85,650	92,550	99,400	106,250	113,100
		Extremely Low Income Limits (\$)* Click for More Detail	36,000	41,150	46,300	51,400	55,550	59,650	63,750	67,850
		Low (80%) Income Limits (\$) Click for More Detail	75,750	86,550	97,350	108,150	116,850	125,500	134,150	142,800



FY 2023 INCOME LIMITS DOCUMENTATION SYSTEM

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FY 2023 State Income Limits

Connecticut

Median Family Income
\$119,500

Very Low-Income Limit (VLIL) 50% of Median*							
1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
\$41,700	\$47,700	\$53,650	\$59,600	\$64,400	\$69,150	\$73,900	\$78,700

Extremely Low-Income Limit (ELIL) 30% of Median*							
1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
\$25,050	\$28,600	\$32,200	\$35,800	\$38,650	\$41,500	\$44,350	\$47,250

Low-Income Limit (LIL) 80% of Median*							
1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
\$66,250	\$75,750	\$85,200	\$94,650	\$102,250	\$109,800	\$117,400	\$124,950

STATE:CONNECTICUT -----FY2023 SECTION 8 INCOME LIMITS-----

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
Bridgeport-Stamford-Norwalk, CT MSA								
Bridgeport, CT HMFA								
FY 2023 MFI: \$117,400								
EXTR LOW INCOME	24650	28200	31700	35200	38050	40850	45420	50560
VERY LOW INCOME	41100	47000	52850	58700	63400	68100	72800	77500
LOW-INCOME	65750	75150	84550	93900	101450	108950	116450	123950
Danbury, CT HMFA								
FY 2023 MFI: \$148,800								
EXTR LOW INCOME	28850	32950	37050	41150	44450	47750	51050	54350
VERY LOW INCOME	48050	54900	61750	68600	74100	79600	85100	90600
LOW-INCOME	66700	76200	85750	95250	102900	110500	118150	125750
Stamford-Norwalk, CT HMFA								
FY 2023 MFI: \$171,300								
EXTR LOW INCOME	36000	41150	46300	51400	55550	59650	63750	67850
VERY LOW INCOME	60000	68550	77100	85650	92550	99400	106250	113100
LOW-INCOME	75750	86550	97350	108150	116850	125500	134150	142800
Hartford-East Hartford-Middletown, CT MSA								
Hartford-West Hartford-East Hartford, CT HM								
FY 2023 MFI: \$118,100								
EXTR LOW INCOME	24850	28400	31950	35450	38300	41150	45420	50560
VERY LOW INCOME	41350	47250	53150	59050	63800	68500	73250	77950
LOW-INCOME	66150	75600	85050	94500	102100	109650	117200	124750
Southern Middlesex County, CT HMFA								
FY 2023 MFI: \$145,300								
EXTR LOW INCOME	27800	31750	35700	39650	42850	46000	49200	52350
VERY LOW INCOME	46300	52900	59500	66100	71400	76700	82000	87300
LOW-INCOME	66300	75750	85200	94650	102250	109800	117400	124950

U.S. DEPARTMENT OF HUD STATE:CONNECTICUT ----- 2023 ADJUSTED HOME INCOME LIMITS -----

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
Bridgeport, CT HUD Metro FMR Area								
30% LIMITS	24650	28200	31700	35200	38050	40850	43650	46500
VERY LOW INCOME	41100	47000	52850	58700	63400	68100	72800	77500
60% LIMITS	49320	56400	63420	70440	76080	81720	87360	93000
LOW INCOME	65750	75150	84550	93900	101450	108950	116450	123950
Danbury, CT HUD Metro FMR Area								
30% LIMITS	28850	32950	37050	41150	44450	47750	51050	54350
VERY LOW INCOME	48050	54900	61750	68600	74100	79600	85100	90600
60% LIMITS	57660	65880	74100	82320	88920	95520	102120	108720
LOW INCOME	66700	76200	85750	95250	102900	110500	118150	125750
Stamford-Norwalk, CT HUD Metro FMR Area								
30% LIMITS	36000	41150	46300	51400	55550	59650	63750	67850
VERY LOW INCOME	60000	68550	77100	85650	92550	99400	106250	113100
60% LIMITS	72000	82260	92520	102780	111060	119280	127500	135720
LOW INCOME	75750	86550	97350	108150	116850	125500	134150	142800

**DOCUMENTATION OF ELIGIBILITY FOR CERTIFICATE OF
AFFORDABLE HOUSING PROJECT COMPLETION**

Introduction/Overview of Eligible Projects:

The Planning and Zoning Commission of the Town of New Canaan has approved two projects in recent years that have now reached completion and comprise the required number of HUE points needed for this application: Millport Apartments and Canaan Parish.

Both projects have involved the demolition and rebuilding of previously existing low-income affordable housing developments in New Canaan that were aging and required modernization. Additionally, the original low-income affordable dwelling units, that were demolished, at each respective site were rebuilt and the projects were expanded to include additional new units that would allow New Canaan to increase its stock of affordable units. None of the original existing low income dwelling units at either site would have qualified as affordable under CGS 8-30g.

The projects are both managed by the New Canaan Housing Authority and its partner organizations and all units in both developments are rent-restricted by deed, financing terms (Extended Low-Income Housing Commitments with the Connecticut Home Finance Authority), stipulations in a lease agreement, and/or other recorded covenants, for terms that meet or exceed the income limits (80% State Median Income or less) and duration of restriction required (40 years) under §8-30g at the time that these developments were approved.

A portion of the funds utilized for construction of these aforementioned projects comes from the Town's Affordable Housing Trust Fund. The long-established fund, officially known as the Inclusionary Zoning Fee has been a forward-thinking model, created pursuant to CGS 8-2i –\$10 per every \$1,000 of construction value is collected for every Zoning Permit for any new building, construction or addition in any zone. The monies collected from the Inclusionary Zoning fee can be used towards the rehabilitation and construction of affordable housing units.

The Town of New Canaan has provided information in the materials that follow to certify that these units are in compliance with the requirements of §8-30g(l)(4) [procedures for obtaining a Certificate of Affordable Housing Completion] and Sec.

8-30g-6 [“State Certificate of Affordable Housing Completion” procedures listed in the Regulations of State Agencies]. Claimed Housing Unit-Equivalency points are explained for each of these developments, with documentation and certifications included as part of the Application package in the sections that follow.

To: Department of Housing, State of Connecticut

Re: Application for Certificate of Affordable Housing Completion
Town of New Canaan, CT



CERTIFICATION OF NO DEDUCTIONS

I, Sarah Carey, Town Planner for the Town of New Canaan, Connecticut, hereby depose and say, to the best of my knowledge and belief, and as supported by the review of our consultant's extensive research and gathering of documentation for the Application for State Certificate of Affordable Housing Completion, that there has been no action by the municipality, the Housing Authority of New Canaan or any other Town agency, to disqualify any unit claimed as providing housing unit-equivalency points, and no points have been deducted or otherwise excluded from the total housing unit-equivalency points claimed, as of the date of the submission of the Application.

State of Connecticut

ss: New Canaan

County of Fairfield

Sarah Carey
Sarah Carey, Town Planner

Personally appeared *Sarah Carey*, signer and sealer of the foregoing instrument and acknowledged the same to be his/her free act and deed before me.

Claudia A. Wesel
Notary Public
my commission expires
4-30-2025

Dated: *January 25, 2024*.

Millport Phase 2 - 59 Millport Ave (Bldg 3) & 61 Millport Ave (Bldg 4)

Unit Number	# of Bedrooms	SMI Affordability	HUE Points		
3-311	2	80%		1.5 Total Units	40
3-312	1	80%		1.5 Total Hue Points	68.5
3-313	1	80%		1.5	
3-314	1	40%		2.5	
3-321	1	80%		1.5	
3-322	2	40%		2.5	
3-323	1	80%		1.5	
3-324	1	80%		1.5	
3-325	1	80%		1.5	
3-326	1	80%		1.5	
3-327	1	80%		1.5	
3-328	2	40%		2.5	
3-331	3	40%		2.75	
3-332	3	40%		2.75	
3-333	2	80%		1.5	
3-334	2	40%		2.5	
3-335	2	40%		2.5	
3-336	2	80%		1.5	
3-337	2	80%		1.5	
3-338	3	80%		1.75	
4-411	2	80%		1.5	
4-412	1	80%		1.5	
4-413	1	80%		1.5	
4-414	1	80%		1.5	
4-421	1	80%		1.5	
4-422	2	80%		1.5	
4-423	1	80%		1.5	
4-424	1	80%		1.5	
4-425	1	80%		1.5	
4-426	1	80%		1.5	
4-427	1	80%		1.5	
4-428	2	80%		1.5	
4-431	3	80%		1.75	
4-432	3	80%		1.75	
4-433	2	80%		1.5	
4-434	2	80%		1.5	
4-435	2	80%		1.5	
4-436	2	80%		1.5	
4-437	2	80%		1.5	
4-438	3	80%		1.75	

Canaan Parish 186 Lakeview Avenue, North Building

Unit Number	# of Bedrooms	SMI Affordability	HUE Points		
101N	2	80%	1.5	Total Units	49
102N	3	60%	2.25	Total Points	82.25
103N	2	80%	1.5		
104N	2	80%	1.5		
105N	1	80%	1.5		
106N	2	60%	2		
107N	1	80%	1.5		
108N	1	80%	1.5		
109N	2	80%	1.5		
110N	1	80%	1.5		
111N	1	60%	2		
112N	2	80%	1.5		
113N	2	80%	1.5		
114N	3	60%	2.25		
115N	2	80%	1.5		
201N	2	80%	1.5		
202N	3	60%	2.25		
203N	2	60%	2		
204N	2	60%	2		
205N	1	80%	1.5		
206N	2	80%	1.5		
207N	1	80%	1.5		
208N	1	80%	1.5		
209N	2	80%	1.5		
210N	1	80%	1.5		
211N	1	80%	1.5		
212N	2	80%	1.5		
213N	2	80%	1.5		
214N	3	60%	2.25		
215N	2	80%	1.5		
301N	2	80%	1.5		
302N	3	60%	2.25		
303N	2	80%	1.5		
304N	2	80%	1.5		
305N	1	80%	1.5		
306N	2	80%	1.5		
307N	1	60%	2		
308N	1	80%	1.5		
309N	2	80%	1.5		
310N	1	80%	1.5		
311N	1	60%	2		
312N	2	80%	1.5		
313N	2	80%	1.5		
314N	3	60%	2.25		

Unit Number	# of Bedrooms	SMI Affordability	HUE Points
315N	2	80%	1.5
401N	2	80%	1.5
402N	3	60%	2.25
403N	2	60%	2
404N	2	80%	1.5