



TOWN HALL  
1 MONTEITH DRIVE  
FARMINGTON, CONNECTICUT 06032-1053

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FAX (860) 675-7140  
"BULLETIN BOARD" (860) 675-2301

March 1<sup>st</sup>, 2016

Evonne Klein, Commissioner  
Department of Housing  
505 Hudson Street  
Hartford, CT. 06106

RE: Affordable Housing Appeals Statute  
Application for Three Year Moratorium

Dear Commissioner;

Please accept this letter along with the attached supporting documentation as the Town of Farmington's application for a three year moratorium on the submission of affordable housing applications in our community. This request is in accordance with Section 8-30g of the Connecticut General Statutes. On September 8<sup>th</sup>, 2015 the Farmington Town Council agreed to support this application.

Per the State Department of Housing's Affordable Housing Appeals list the Town of Farmington's percentage of "affordable housing", as defined by the act, is 7.96%. We currently have 884 assisted units and the Town needs 227 more units to reach the 10% goal.

Farmington's percentage, when compared to other Farmington River Valley towns, is impressive. This percentage and the projects which will be discussed clearly show that Farmington appreciates the value of affordable housing and has been willing to allow for its fair share of the regions needs.

In a proactive manner, Farmington created two (2) zones which allow for higher density in exchange for the creation of affordable units. If developers sincerely want to create affordable housing in Farmington these zones are on the books and allow the development of affordable housing.

The Town of Farmington has a total of twelve affordable housing developments. Seven of these developments, containing close to 400 affordable housing units, have been constructed since 1993. In addition, the Town operates the Cooperative Home Ownership Program utilizing municipally owned properties. Under this program the Town has created 31 affordable units and constructed three homes with the Hartford affiliate of Habitat for

Humanity. The Town of Farmington also participated in the affordable housing compact sponsored by the Capitol Region Council of Governments and met its affordable housing goal.

The Town is seeking this moratorium to give us time to determine the best course of action to achieve the construction of the final 227 units of affordable housing. Our goal is to achieve the statutorily mandated 10% by the year 2025. We have launched new initiatives in Farmington Center and Unionville, our two “downtown” areas. We understand the value of higher density mixed use/income housing to achieve vibrant and pedestrian friendly areas. The Town intends to research mandatory set asides in new developments and work with the *Partnership for Strong Communities / HomeCT* to consider amending our two affordable housing zones to better reflect the Incentive Housing zone legislation.

The moratorium will be critical to achieving our goal. As you know 8-30g applications brought by private developers are time consuming and divisive within the neighborhood and the government. They often create ill will regarding the need and importance of affordable housing. The moratorium will give the town time to carefully develop a plan to achieve our goal.

The following documents are included with this cover letter:

1. Minutes of the Town Council dated September 8<sup>th</sup> 2015.
2. Letter from the Town Attorney stating it is his opinion that this application complies with Section 8-30g of the Connecticut General Statutes.
3. Summary of Unit Count and Housing Unit Equivalency Points.
4. List of all the housing units for which credit is sought including dates of the issuance of certificates of occupancy.
5. Copies of affordable housing contracts executed between the Town of Farmington and various housing developments.
6. Certification of such lists by the Town Planner.
7. Certification from the Town Planner that the Town has identified and deducted any housing-unit equivalent points which no longer qualify under this application.
8. Copies of the towns Affordable Housing (AH) Zone and Housing Opportunity Zone (HOZ) regulations.

All of the housing units submitted as a part of this application are located in seven (7) developments, Heritage Glen, Westwoods II, Cornerstone Village, Hunters Ridge, The Village at Hunters Ridge, Maple Village, Yorkshire Village and Snowberry Cobble. A brief description of each project is as follows:

**Heritage Glen** – Heritage Glen is a development of 68 apartment units located on Colt Highway in Farmington. This project was approved by the Farmington Town Plan and Zoning Commission in January of 1993. While the zoning approval stipulated that a minimum of 27 units were to be set aside for rent as affordable housing this number was increased to 31 when the developer chose to finance the project with CHFA. These units are reserved for families earning 60% or less than the median income for a family in the

Hartford Region based upon household size. The affordable restrictions and covenants are in effect for a minimum of thirty years.

**Westwoods II** – Westwoods II is a development of 34 housing units located on Scott Swamp Road. It is identical in nature to the Heritage Glen project with the exception that all of the units are set aside for eligible low and moderate income families. This project was approved by the Farmington Town Plan and Zoning Commission in March of 1993 and reaffirmed by the Commission in January of 1994.

**Cornerstone Village** – Cornerstone Village is a planned unit community of single family homes and duplex condominium units located on Scott Swamp Road. Of the 114 housing units, 46 have been set aside as affordable. A majority of the affordable units sold far under the maximum sales price set for this project, \$141,000 (A figure which was calculated to represent a sales price affordable by a family earning 80% of the median income for the Hartford Region factoring in interest rates, taxes etc.). The resale prices for these units are governed by a formula found in the contract set between the developer and the Town of Farmington and referenced in the deeds of all the affordable homes. This covenant will govern the sale of these units forever. The initial sale of these units were limited to individuals and families which earned no more than 100 % of the median family income for the Hartford Region based upon household size. Those seeking to resell these units must sell to a person or family which complies with the same income limits. The sale and resale of all the affordable units have been monitored by the Town's Planning Department.

**Hunters Ridge** – Hunters Ridge is a common interest community consisting of 35 detached units located off of Railroad Avenue in the Unionville section of Farmington. Twenty of these units have been reserved for sale to families earning at or less than 100% of the median family income for the Hartford Region adjusted for household size. The maximum initial sales price for the affordable units was \$147,500. All of the other aspects of the Cornerstone Village development apply to this project as well.

**The Village at Hunters Ridge** – this project is a 51 unit elderly housing apartment complex.

**Maple Village** – is a subsidized community for senior and disabled citizens managed by the Farmington Housing Authority. It contains 40 units of rental housing.

**Yorkshire Apartments**- is a 68 unit senior living community restricted to people over 62 years of the age. All units are restricted to people making less than 60% of median income.

**Snowberry Cobble** – Is a common interest community made up of 159 single family homes and 94 duplex dwelling units. The single family homes are unregulated and will be sold for market rate prices. 89 of the duplex units are regulated and will be sold as affordable units. The income and price restrictions for these units are governed by a formula found in the contract set between the developer and the Town of Farmington and referenced in the deeds of all the affordable homes. This covenant will govern the sale of these units forever. Units were initially purchased by buyers meeting income qualifications. The Town of Farmington

reviews income information in determining conformance with standards. The maximum income which may be earned for the purchase of a unit is 80% of the median income. The resale restriction which governs the maximum sales price of the home is defined as the original price plus a percentage increase which is equal to the lesser of the following: the cumulative percentage change in the CPI or the cumulative percentage change in the median family income for the Hartford region.

I hope that this submission is found to comply with the regulations. If you need additional information please contact Mr. William Warner, Town Planner at 860-675-2325.

Sincerely



Nancy Nickerson, Chair  
Farmington Town Council

CC: Kathleen Eagen, Town Manager

**LEGAL NOTICE  
TOWN OF FARMINGTON**

Notice is hereby given that the Town of Farmington will apply to the State of Connecticut Department of Housing for a state certificate of affordable housing completion in conjunction with an application for an affordable housing moratorium under section 8-30g of the Connecticut General Statutes. Public comments are welcome and encouraged. A copy of the application has been placed on file in the Town Clerks Office, Town Hall 1 Monteith Drive, the Farmington Library, 6 Monteith Drive and the Town of Farmington web site at [www.farmington-ct.org](http://www.farmington-ct.org). Comments on the application may be submitted in writing to Mr. William Warner, AICP, Town Planner, 1 Monteith Drive Farmington, CT. 06032 within a period of thirty (30) days following the date of publication of this notice.

Kathleen Eagen, Town Manager  
Town of Farmington

Minutes of the Town of Farmington  
Regular Town Council Meeting  
September 8, 2015

**Present:**

Nancy W. Nickerson, Chair  
Jeffery P. Apuzzo  
Jon Landry  
Peter M. Mastrobattista  
Amy Suffredini  
Meredith A. Trimble  
Jon Vibert

Kathleen Eagen, Town Manager  
Paula B. Ray, Clerk

**A. Call to Order**

The Chair called the meeting to order at 7:05 p.m.

**B. Pledge of Allegiance**

The Council and members of the public recited the Pledge of Allegiance.

**C. Presentations and Recognitions**

There were no presentations or recognitions.

**D. Public Hearing**

There were no public hearings.

**E. New Items**

There were no new items added to the Agenda.

**F. Public Comment**

There were no public comments made.

Motion was made and seconded (Apuzzo/Landry) to waive the rules of procedure to change the order of the agenda.

Adopted unanimously.

Motion was made and seconded (Apuzzo/Landry) to consider Agenda Items N-1 and N-2 at this point in the meeting.

Adopted unanimously.

**N-1**

1. To authorize the Town Manager to execute and deliver on behalf of the Town of Farmington a modification of the conservation easement currently filed regarding the former Charles House property located at and otherwise known as 19 Perry Street.

Motion was made and seconded (Apuzzo/Landry) to authorize the Town Manager to execute and deliver on behalf of the Town of Farmington a modification of the conservation easement currently filed regarding the former Charles House property located at and otherwise known as 19 Perry Street.

Motion was made and seconded (Vibert/Suffredini) to table the motion.

Failed.

Voting yes Apuzzo and Vibert.

Voting no Nickerson, Landry, Mastrobattista, Suffredini and Trimble.

Adopted.

Voting yes Nickerson, Landry, Mastrobattista, Suffredini and Trimble.

Voting no Apuzzo and Vibert.

**N-2**

2. To authorize the Town Manager to execute and deliver on behalf of the Town of Farmington an access drive easement in favor of Old Mill Commons LLC as generally described on the map located on Town property at 173 School Street.

Motion was made and seconded (Apuzzo/Landry) to authorize the Town Manager to execute and deliver on behalf of the Town of Farmington an access drive easement in favor of Old Mill Commons LLC as generally described on the map located on Town property at 173 School Street.

Motion was made and seconded (Vibert/Suffredini) to table the motion.

Failed.

Voting yes were Apuzzo, Suffredini and Vibert.

Voting no were Nickerson, Landry, Mastrobattista and Trimble.

Adopted.

Voting yes were Nickerson, Landry, Mastrobattista, Suffredini and Trimble.

Voting no were Apuzzo and Vibert.

**G. Reading of Minutes**

**1. July 14, 2015 Regular Town Council Meeting**

Motion was made and seconded (Apuzzo/Landry) to approve the minutes of the July 14, 2015 Regular Town Council Meeting.

Adopted unanimously.

**Mr. Landry left the meeting at this point.**

**H. Reading of Communications and Written Appeals**

**1. Kathleen Eagen, Town Manager Correspondence – Open Space Acquisitions Legal Opinion**

The Manager called the Council's attention to the correspondence with their packets from the Town Attorney recorded with these minutes as Agenda Item H-1 regarding Open Space Acquisitions.

**I. Report of Committees**

**1. UCONN Committee(s)**

The Chair reported the next meeting was schedule October 23, 2015.

**2. Land Acquisition Committee**

**3. Green Efforts Committee**

**4. Joint Town of Farmington/City of Hartford Committee**

There were no reports for Agenda Items I-1 through I-4.

**5. Bicycle Advisory Committee**

Mr. Vibert reported the Committee was moving forward with the Traffic Advisory Committee to get sharrows painted on some Town roads.

**6. Farmington Gateway Committee**

Mr. Apuzzo reported the Committee was meeting the following Thursday and the next meeting after that was at the Community Center on September 17, 2015.

**7. Web Page Sub-Committee**

Erica Pierson, Assistant Town Manager reported a vendor had been hired and was setting up a time-line to move forward.

**J. Report of the Council Chair and Liaisons**

**3. Chair Report**

The Chair reported the September 22, 2015 Town Council meeting was being held at Miss Porter's School, and they had invited the Council for dinner. She asked everyone to let her know who would be attending the dinner. She asked the Council to let her know if December 4, 2015 was a good date for a holiday gathering. The Chair reported a letter had been sent to the State of Connecticut asking to have the side rails painted on the bridge over the Farmington River in Unionville.



4. Board of Education Liaison Report  
There was no report of Agenda Item J-4,

5. Unionville Village Improvement Association Liaison Report  
Mrs. Trimble reported that the Unionville Festival was September 27, 2015 from noon to 5:00 p.m.

6. Town Plan and Zoning Liaison Report  
There was no report for Agenda Item J-6.

7. Water Pollution Control Authority Report  
Mrs. Trimble reported that the bid had been issued for the treatment upgrade project.

8. Economic Development Commission Liaison Report  
There was no report for Agenda Item J-8.

9. Human Relations Commission Report  
Mrs. Suffredini reported the Commission had met and discussed their participation in the Gateway Committee activities. They had asked to bring an accessibility expert to the next two Farmington Gateway meetings. She reminded the public the findings of the charettes were being presented to the public at the September 17, 2015 at 7:00 p.m. at the Community Center and hoped as many people as possible would come.

10. Chamber of Commerce Report  
11. Other Liaison Reports  
There were no reports for Agenda Items J-10- J-11.

**K. Report of Town Manager**

Town Memorial Forest

The Manager reported the Trustees of the Town Memorial Forest had requested to include three parcels of the Town's open space into the Town Forest. It was the consensus of the Council to bring forward a proposal for the next Council meeting.

Juvenile Review Board

The Manager reported the Juvenile Review Board had received a grant that was going to allow them to do enhance their services enabling youths to develop the competencies that will enable them to effect the necessary changes in their behavior to avoid re-offending in the future.

Farmington's 375<sup>th</sup> Anniversary

The Manager reported that Betty Coykendall the Town Historian was running a history day to celebrate the 375<sup>th</sup> anniversary of the settling of the Town and the activities were culminating with a birthday cake at the Community Center at 5:30 p.m. on September 13, 2015.

Update on the Farmington/Avon Fire Training Facility

The Manger reported that the Town had received a \$200,000 grant from the State of Connecticut supporting the construction of the training facility, which completed the fundraising for the project. The building had been purchased and a ground breaking ceremony was being scheduled for October.

### Affordable Housing

The Manager explained the process the Town would take to apply for a moratorium from developers being allowed to apply for applications under 8-30g of the Connecticut General Statutes. She discussed that this would not be a moratorium on affordable housing but just on the use of 8-30g. It was the consensus of the Council to have the Town Planner apply to the State of Connecticut for the moratorium.

The Manager gave a report on some current projects.

- Rails to Trails fence replacement Brickyard Road to Red Oak Hill Road- work will begin September 14, 2015 necessitating trail closure 3:00 pm to 7:00 am. It is expected to take 2 weeks to a month to complete.
- Bridge at Sanford and Hawley – work to be essentially completed this construction season and next spring some final punch list projects.
- Farmington Center Backage Road- the utility portion will be completed this construction season. The road portion will begin next spring and is estimated to be completed in 2017.
- Mormon Church – the power line work has been completed, so the project will be off Route 4 by October. The road will be paved before winter and the project is expected to be completed spring of 2016.

Mr. Vibert asked about the New Britain Avenue and Route 177 project. Mr. Arnold, Director of Public Works and Planning Services told the Council the project is being designed now and expected to begin next year.

Mr. Apuzzo asked when Porter Road would be repaved. Mr. Arnold told the Council the road would be given a skim coat this fall and repaved next spring with the other roads in the area.

Motion was made and seconded (Apuzzo/Trimble) to accept the Report of the Town Manager.

Adopted unanimously.

### **L. Appointments**

1. Plainville Area Cable TV Advisory Council (Erickson) (R)
2. Plainville Area Cable TV Advisory Council (Landry)(R)
3. North Central Regional Mental Health Board, Inc. (Wienke)(R)

There was no action taken on Agenda Items L-1 through L-3.

4. North Central Regional Mental Health Board, Inc.

Motion was made and seconded (Apuzzo/Trimble) that Ben Parady be appointed to the North Central Regional Mental Health Board, Inc. for a two-year term beginning September 30, 2015 and ending September 30, 2017.

Adopted unanimously.

**HALLORAN  
& SAGE LLP**  
ATTORNEYS AT LAW

George Royster  
Vincent M. Marino  
Richard C. Tynan  
James J. Szeceka  
William J. McGrath, Jr.  
Paul D. Meade  
Joseph G. Fortner, Jr.  
Stephen P. Fogarty  
Peter G. Boucher  
Henry M. Beck, Jr.  
Susan O'Donnell  
Kevin M. Roche  
Daniel P. Scapellato  
Robert B. Cox  
Dan E. LaBelle  
Duncan J. Forsyth  
Ann M. Cairns  
James P. Maher  
Thomas P. Lambert

Richard P. Roberts  
Robert A. Rhodes  
J. Randolph MacPherson\*  
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Jeffrey F. Gostyla  
Kevin J. Greene  
William S. Wilson, II  
Brett M. Szczyty  
Alan P. Curro  
Alfred A. DiVincentis  
Laura Pascale Zaino  
Joshua M. Auair  
Brian D. Rich  
Michael C. Collins  
Michael S. Morris  
Gerald T. Gairns  
Scott S. McKessy  
Frederick E. Heiberg  
Christopher J. McCarthy

James J. Perio  
Brian G. Langht  
Suzanne M. Scibilia  
Vincent A. Liberti, Jr.  
Allen Gary Palmer  
Andrew J. Schaffer  
John A. Howell  
Daniel J. Krosch  
Geoffrey L. Spontoni  
Frederick J. Trutta, Sr.  
Craig I. Laffand  
Arnold I. Menchel  
Thomas E. Brennan

Timothy J. Grady  
Steven B. Ryan  
Eric D. Bernheim  
Jennifer S. Mullen  
Michael A. Lenne  
James Z. Newman  
Matthew S. Necker  
Joseph J. Arcata, III  
Claudia D. Heyman  
Rebecca Jacobsen\*\*  
Timothy J. McGuire  
Meg R. Reid  
Matthew L. Teich

Jonathan W. Kelly  
Brian E. Tims  
Kevin J. Reizinger  
Rachel J. Fan  
Oscar L. Suarez  
Jennifer A. Pedevillano  
Amanda Brusy  
Peter R. Meggers  
Melanie Dykas  
Casey D. O'Connell  
Evan M. O'Hara  
Andrea N. Moffitt  
Kaitlin M. Humble

Zachary R. Mintz  
Jesse Conrad  
Alyssa L. Swaniger  
Laura E. D'Addabbo  
Michael C. Lee  
Kelly C. McKeon  
Antonio Del Mastro  
Martha McNamara Royston  
Logan A. Forsey  
Elizabeth O'Donnell  
Nicole B. Cohen

Thomas J. Hagarty, Jr.  
Alan S. Rubenstein  
Lawrence P. Weisman  
Leslie E. Crodd  
Vincent S. Tirola  
Brad N. Malick  
Mark Anthony Perkins  
Laurel A. Ryan\*\*  
James C. McGuire

COUNSEL  
Hon. Frederick A. Freedman  
Carl R. Ficks, Jr.  
Thomas W. Boyce  
Joseph Draglas  
Nicole J. Tung

\*Admitted in Washington, DC  
and California only  
\*\* Admitted in New York and  
Massachusetts only  
\*\*\*Admitted in Maryland only

December 31, 2015

Commissioner Evonne Klein  
Connecticut Department of Housing  
505 Hudson Street  
Hartford, CT 06106

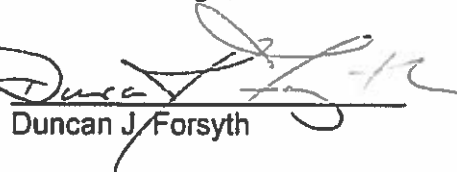
Re: Town of Farmington Affordable Housing Moratorium  
Our File No.: 14260.0001[15.42]

Dear Commissioner Klein:

We have reviewed the proposed application for a three year moratorium being submitted by the Town of Farmington. It is our belief that the proposed application is in compliance with section 8-30g of the Connecticut General Statutes.

If you have any particular questions, please do not hesitate to contact us.

Very truly yours,  
Halloran & Sage, LLP



Duncan J. Forsyth

cc: Nancy Nickerson, Town Council Chair  
Kathleen A. Eagen, Town Manager  
Phillip R. Dunn, TP&Z Chairman  
William Warner, Town Planner

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EXHIBIT A  
**Affordable Housing Unit List**  
**Farmington, CT**

<u>Project</u>	<u>No. of Aff. Units</u>	<u>Comments</u>
Cornerstone Village	46	Private condominium with resale restrictions
Westwood Apartments	34	Private rental with 30 yr. restrictions Serving families earning less than 60% of regional median income
Hunters Ridge	20	Private condominium with resale restrictions
Westmain Village	4	Private condominium with resale restrictions
Heritage Glen	31	Private rental with 30 yr. restrictions Serving families earning less than 60% of regional median income
Tunxis Apartments	32	Privately owned government assisted low income housing
Forest Court Apartments	36	Privately owned government assisted low income housing
Westerleigh	60	Non-profit ownership government assisted elderly housing
Village at Hunters Ridge	51	Privately owned government assisted elderly housing serving persons or families earning less than 60% of regional median income
Maple Village	40	Public elderly housing
Yorkshire Apartments	68	Private government assisted elderly housing
Snowberry Cobble	89	Private condominium with resale restrictions
<b>TOTAL</b>	<b>511</b>	

SUMMARY OF UNIT COUNT AND HOUSING UNIT-EQUIVALENCY POINTS §8-30g Set-Aside Affordable Housing Development in Farmington, Connecticut

2015

Name of Development SET-ASIDE DEVELOPMENTS	Address	CO #	C of O or Restriction Start Date	Deed Restriction or Affordability Plan Filing Information	Term of Affordability	Total # and Type of Units	Number of Affordable Units	Total Points
Westwoods II	312 Scott Swamp Road			PZC 05/20/1997 Vol. 539 pgs 38-57	30 years	34 units Affordable Housing Rental Units built and operated as affordable housing or individuals or families earning 60% or less of median income for the Hartford Region	34 (x2)	68.00
	units	29211	01/28/1998					
	1-4	29211	02/04/1998					
	5-10	29211	01/28/1998					
	11	29211	02/04/1998					
	12	29211	01/28/1998					
	13	29211	02/04/1998					
	14	29211	01/28/1998					
	15	29211	02/04/1998					
	16	29211	12/17/1997					
	17-23	29211	11/26/1997					
	24	29211	12/17/1997					
	25-26	29211	11/26/1997					
	27-31	29211	12/17/1997					
	32	29211	11/26/1997					
33-34								
Snowberry Cobble	Acom Lane			PZC 09/22/2003 Vol. 788 pg788  LAN BK 941 pgs 646-649	Permanent	12 duplex units  LTD to ind/fam earning 80% or below of Hartford Median Income	12 (x1)	12.00
	1	09550	11/19/2004					
	1	09550						
	2	09419	05/27/2004					
	2	09420						
	5	09528	11/04/2004					
	5	09527						
	6	09394	04/19/2004					
	6	09393						
	9	09471	08/12/2004					
9	09470							
10	09488	09/13/2004						
10	09487							
Snowberry Cobble	Arrowhead Dr.			PZC 09/22/2003 Vol. 788 pg788  LAN BK 941 pgs 646-649	Permanent	13 Duplex Units  LTD to ind/fam earning 80% or below of Hartford Median Income	13 own (x1 )	13.00
	1	09866	02/17/2006					
	1	09865						
	2	09748	09/09/2005					
	2	09733	08/18/2005					
	5	09846	01/25/2006					
	5	09847						
	6	09734	08/18/2005					
	6	09749	09/09/2005					
	9	09840	01/20/2006					
	9	09841						
	10	09671	05/16/2005					
	10	09672						
	14	09692	06/14/2005					

SUMMARY OF UNIT COUNT AND HOUSING UNIT-EQUIVALENCY POINTS §8-30g Set-Aside Affordable Housing Development in Farmington, Connecticut

2015

Snowberry Cobble	Aztec Trail			PZC 09/22/2003 Vol. 788 pg788	Permanent	12 duplex units  LTD to ind/fam earning 80% or below of Hartford Median Income	12 own (x1 )	12.00
	1	09986	08/28/2006					
	1	09985	08/28/2006					
	2	09886	03/27/2006					
	2	09885	03/27/2006					
	5	09961	07/28/2006	LAN BK 941 pgs 646-649				
	5	09960	07/28/2006					
	6	09876	03/03/2006					
	6	09875	03/03/2006					
	10	09834	01/10/2006					
	10	09835	01/10/2006					
	14	09867	02/23/2006					
	14	09868	02/23/2006					
Snowberry Cobble	Country Road			PZC 09/22/2003 Vol. 788 pg788	Permanent	10 duplex units  LTD to ind/fam earning 80% or below of Hartford Median Income	10 own (x1 )	10.00
	1	10508	09/18/2008					
	1	10507	09/18/2008					
	2	10244	08/06/2007					
	2	10245	08/06/2007					
	5	10878	06/21/2010	LAN BK 941 pgs 646-649				
	5	10957	10/18/2010					
	6	10122	02/15/2007					
	6	10123	02/15/2007					
	10	10810	02/22/2010					
10	10749	11/03/2009						
Snowberry Cobble	Finch Blvd			PZC 09/22/2003 Vol. 788 pg788	Permanent	12 units  LTD to ind/fam earning 80% or below of Hartford Median Income	12 own (x1 )	12.00
	1	10142	03/21/2007					
	1	10141	03/21/2007					
	2	10075	12/05/2006					
	2	10074	12/05/2006					
	3*	10834	04/19/2010	LAN BK 941 pgs 646-649				
	4*	11958	11/20/2014					
	5	10631	04/21/2009					
	5	10630	04/21/2009					
	6	09980	08/21/2006					
	6	09982	08/21/2006					
10	10065	11/28/2006						
10	10061	11/28/2006						
Snowberry Cobble	Holly Lane			PZC 09/22/2003 Vol. 788 pg788	Permanent	10 Rental duplex units  LTD to ind/fam earning 80% or below of Hartford Median Income	10 own (x1 )	10.00
	1	11518	04/11/2013					
	1	11517	04/11/2013					
	2	10541	11/04/2008					
	2	10532	10/29/2008					
	5	11409	10/18/2012	LAN BK 941 pgs 646-649				
	5	11388	10/04/2012					
	6	10577	01/21/2009					
	6	10578	01/21/2009					
	10	11041	03/11/2011					
10	11012	04/01/2011						

SUMMARY OF UNIT COUNT AND HOUSING UNIT-EQUIVALENCY POINTS §8-30g Set-Aside Affordable Housing Development in Farmington, Connecticut

2015

Snowberry Cobble	Sable Court			PZC 09/22/2003 Vol. 788 pg788	Permanent	12 Rental Duplex Units  LTD to ind/fam earning 80% or below of Hartford Median Income	12 own (x1 )	12.00
	1	09727	08/11/2005					
	1	09728	08/11/2005					
	2	09588	01/07/2005					
	2	09589	01/07/2005	LAN				
	5	09725	08/11/2005	BK 941				
	5	09726	08/11/2005	pgs 646-649				
	6	09489	09/13/2004					
	6	09490	09/13/2004					
	9	09673	05/16/2005					
	9	09674	05/16/2005					
10	09561	12/03/2004						
10	09562	12/03/2004						
Snowberry Cobble	Wildcat Drive			PZC 09/22/2003 Vol. 788 pg788	Permanent	8 duplex units  LTD to ind/fam earning 80% or below of Hartford Median Income	8 own (x1 )	8.00
	1	09395	04/19/2004					
	1	09396	04/19/2004					
	2	11660	10/22/2013					
	2	11661	10/22/2013	LAN				
	5	09409	05/10/2004	BK 941				
	5	09408	05/10/2004	pgs 646-649				
	9	09459	07/26/2004					
9	09458	07/26/2004						
Hunters Ridge	Hunters Ridge rd.			PZC Approval 06/21/1993		20 units	20 own (x.25)	5
	7	32316	07/19/1999					
	8	31247	07/08/1999					
	9	32436	07/08/1999					
	10	32315	07/02/1999					
	11	32450	09/09/1999					
	12	32620	07/20/1999					
	13	32451	09/09/2000					
	15	32452	01/04/2000					
	17	33963	04/03/2000					
	19	33846	02/28/2000					
	21	33847	03/13/2000					
	23	33485	12/22/1999					
	25	33486	12/09/1999					
	27	32907	10/22/1999					
	29	33845	05/22/2000					
	34	32908	09/30/1999					
	35	33203	11/01/1999					
	38	33705	02/16/2000					
40	33704	02/14/2000						
42	32621	11/01/1999						
Comerstone Village	224 Scott Swamp Road	See Exhibit Map B vol. 489 page 519:  Plots 69-114 inclusive	09/29/1994	PZC Approval 09/29/1994 Vol. 489 pgs. 500-530	Permanent	46 Owned units set aside as affordable to families/individuals earning a gross income of 100% or less of the median family income for Hartford.	46 owned (x0.25)	11.5

SUMMARY OF UNIT COUNT AND HOUSING UNIT-EQUIVALENCY POINTS §8-30g Set-Aside Affordable Housing Development in Farmington, Connecticut

2015

Heritage Glen	300-308 Colt Hwy  3 5 6 7 9 15 17 18 19 20 21 22 23 24 25 26 27 28 37 45 46 47 48 50 51 55 56 57 58 65 67	CO#  8761  8775	08/09/1995 08/29/1995 10/20/1995  Term of affordability renewal 12/12/2014	LAN BK 1103 Pgs 862-874	30 years from renewal (2014)	31 Units shall not exceed 60% of AMI 10 one- bedroom 17 two- bedroom 4 3-bedroom	31 rental units  Rental (x2)	62
Maple Village Maple Village is a subsidized community for senior and disabled citizens managed by the Farmington Housing Authority	75 Maple Avenue	Units 1-40	04/09/2014	Assistance Agreement between the State of CT and the Town of Farmington updated/conf irmed 07-01- 2014 Included.  Initial Agreement July, 1, 1998 included	99 years	40 units  Rental 1 and two BR units set at a fixed rate matching 26% of tenant adjusted income	40  Rental (x.50)	20



SUMMARY OF UNIT COUNT AND HOUSING UNIT-EQUIVALENCY POINTS §8-30g Set-Aside Affordable Housing Development in Farmington, Connecticut

2015

<p>Yorkshire Village</p> <p>Senior living restricted to people over 62 years of age</p>	<p>465 Middle Road</p>		<p>04/19/2008 HOZ zone restrictions</p>	<p>Declaration and Agreement of Restrictive Covenants</p> <p>BK 926</p> <p>Pgs 504-520</p> <p>Initial and extended agreements included.</p>	<p>15 taxable years</p>	<p>68 Units</p> <p>4 rented to persons earning &gt; 25% of the AMI</p> <p>11 rented to persons earning &gt; 25%-50% AMI</p> <p>53 Rented to people earning &gt; 50%-60% AMI</p>	<p>68</p> <p>Rental (x.5)</p>	<p>34</p>
<p>Village at Hunters Ridge</p> <p>Elderly Rental Units</p>	<p>14 Hunters Ridge Rd</p>	<p>June 21, 2001</p>	<p>TOF PZC Approval 02/08/1999</p>	<p>Vol. 633 pgs 158-186 rented affordable under Section 8-2g and 8-39</p>	<p>55 years</p>	<p>Rental units w/ max gross rent shall not exceed eighteen percent (18%) of the HUD Median Income HCPMSA</p>	<p>51</p> <p>(x.5)</p>	<p>25.5</p>

**TOTAL 379 units 315 pts.**

**SUMMARY OF CALCULATION OF THE HOUSING UNIT-EQUIVALENT POINTS**

<u>PROJECT</u>	<u>TYPE</u>	<u>TOTAL NO. OF ELIGIBLE UNITS</u>	<u>MULTI-PLIER</u>	<u>POINTS</u>	<u>TOTAL POINTS</u>
Snowberry	Ownership	89	X1	89	89
Yorkshire	Ownership	68	X.5	34	34
Heritage Glen	Rental	31	X2	62	62
Westwoods II	Rental	34	X2	68	68
Cornerstone* Village	Ownership	46	X.25	11.5	11.5
Hunters* Ridge	Ownership	20	X.25	5	5
Village at Hunters Ridge	Rental	51	X.5	25.5	25.5
Maple Village	Rental	40	X.5	20	20
		<b>379</b>			<b>315 Points</b>

\* These developments have been awarded only a ¼ point per unit since the Town of Farmington did not limit the occupancy of the designated affordable units to persons or families whose income is equal to or less than 80% for th Hartford region

**Total number of housing units in Farmington - 11,106 (2010 Census)**

**11,106 x .02 = 222.12 = required points**

**Points presented for Consideration = 315**



February 1<sup>st</sup>, 2016

Evonne Klein, Commissioner  
Department of Housing  
505 Hudson Street  
Hartford, CT. 06106

RE: Affordable Housing Appeals Statute  
Town of Farmington Application for Three Year Moratorium

Dear Commissioner;

This letter is to certify that a valid certificate of occupancy has been issued by the Town of Farmington building official and is currently in effect for each unit for which housing unit-equivalent points are claimed in the above referenced application.

Thank you.

Sincerely,

William Warner, AICP  
Town Planner  
Farmington, CT



February 1<sup>st</sup>, 2016

Evonne Klein, Commissioner  
Department of Housing  
505 Hudson Street  
Hartford, CT. 06106

RE: Affordable Housing Appeals Statute  
Town of Farmington Application for Three Year Moratorium

Dear Commissioner;

This letter is to certify that the Town of Farmington has identified and deducted, or otherwise excluded from the total housing unit-equivalent points claimed, all units that no longer qualify to provide housing unit-equivalent points.

Thank you.

Sincerely,

William Warner, AICP  
Town Planner  
Farmington, CT