



Dannel P. Malloy
Governor

STATE OF CONNECTICUT
DEPARTMENT OF HOUSING



Evonne M. Klein
Commissioner

May 26, 2016

Chairwoman Nancy Nickerson
Farmington Town Council
Town of Farmington
1 Monteith Drive
Farmington, Connecticut 06032

*Mailed to Nancy
on 6/3/16*

RE: Certificate of Affordable Housing
Moratorium Application under Section 8-30g CGS

Dear Chairwoman Nickerson:

In accordance with Section 8-30g of the Connecticut General Statutes and the applicable Regulations of Connecticut State Agencies under Sections 8-30g-1 through 8-30g-11, inclusive, the Department of Housing ("DOH") has reviewed the March 4, 2016 request for issuance of a Certificate of Affordable Housing, pursuant to receipt of a Moratorium of Applicability.

In accordance with those regulations, a notice of receipt of a Completed Application was published in the Connecticut Law Journal initiating a 30 day period whereby DOH was seeking public review and input into this application. Comments were received during the period from the Yale Law School. Those comments were considered as part of the review by DOH.

DOH staff has reviewed the materials provided, and although that calculation of Housing Unit Equivalent ("HUE") points is different than that of the Town, DOH has determined that the Town of Farmington **does** meet the requirements for receipt of a Certificate of Affordable Housing Project Completion as submitted.

A copy of the DOH HUE review is attached for your reference.

As a result of these findings, I have ordered the publication of a Notice of Issuance of a State Certificate of Affordable Housing on the next publication date of the Connecticut Law Journal. This entitles the Town of Farmington to a Moratorium of Applicability commencing on the date of publication. Under the law, this Moratorium of Applicability shall remain in force and effect for a four year period unless earlier revoked in accordance with the law.

I would like to take this opportunity to thank you and the Town of Farmington for continuing to address the affordable housing needs in your community. Should you or your staff have any questions with regard to this notification, please do not hesitate to contact Michael Santoro at (860) 270-8171, or by email at Michael.Santoro@ct.gov.

Sincerely,

Evonne M. Klein,
Commissioner



Dannel P. Malloy
Governor

STATE OF CONNECTICUT
DEPARTMENT OF HOUSING



Evonne M. Klein
Commissioner

To: The File

From: Laura Watson, Economic and Community Development Agent

Date: May 26, 2016

RE: Farmington: Calculation of HUE points for the March 1, 2016 Moratorium Application

Calculation of Housing Unit Equivalent (HUE) Points

Restriction: 50% AMI= \$85,000 AMI
 $X \quad 0.50$
 \$ 42,500

60% AMI= \$85,000 AMI
 $X \quad 0.600$
 \$ 51,000

25% AMI= \$85,000 AMI
 $X \quad 0.25$
 \$ 21,250

80% AMI= \$85,000 AMI
 $X \quad 0.80$
 \$ 68,000

HUE's 80% SMI 80% of \$87,800 = \$70,240
 60% SMI 60% of \$87,800 = \$52,680
 40% SMI 40% of \$87,800 = \$35,120

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.

A. Heritage Glen

Based on information submitted by the town, our review indicates that Heritage Glen was approved by the Farmington Town Planning and Zoning Commission before July 6, 1995, when the requirement was to serve people at or below 80% of AMI; the new 2014 deed restriction is for 30 additional years therefore it does not meet the definition of a set aside development and would therefore not receive bonus points that are reserved for set aside developments.

31 family rental units @ 60% AMI = HUE @ 60% AMI = 2 points each
31 units @ 2 points = **62 points**

B. Westwoods II

Based on information submitted by the town, our review indicates that Westwoods II was approved by the Farmington Planning and Zoning Commission after July 6, 1995, when "the lesser of test" came into effect and should be applied relative to consideration for calculating HUE points.

34 family rental units @ 60% AMI = HUE @ 60% AMI = 2 points each
34 units @ 2 points = **68 points**

C. Cornerstone Village

Based on information submitted by the town, our review indicates that Cornerstone Village is not eligible for points. The project was approved by the Farmington Town Planning and Zoning Commission before July 6, 1995, when the requirement was to serve people at or below 80% of AMI. 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 the Hartford region but rather limited them to 100% for the Hartford region.

D. Hunters Ridge

Based on information submitted by the town, our review indicates that Hunter's Ridge is not eligible for points. The project was approved by the Farmington Town Planning and Zoning Commission before July 6, 1995, when the requirement was to serve people at or below 80% of AMI. 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 the Hartford region but rather limited them to 100% for the Hartford region.

E. The Village at Hunters Ridge

Based on information submitted by the town, our review indicates that The Village at Hunters Ridge is not eligible for points. The project was approved by the Farmington Planning and Zoning Commission after July 6, 1995, when "the lesser of test" came into effect and should be applied relative to consideration for calculating HUE points. The Village at Hunters Ridge puts a cap on the rent but does not cap the income of the tenants to 80% or below the "lesser of area or state" median income.

F. Maple Village

Based on existing information and information submitted by the town, our review indicates that Maple Village was originally built in 1975 with a permanent deed restriction on affordability. It's construction was before July 1, 1990 when the 8-30g appeals law came into being. Therefore, before July 1, 1990, projects are considered to be "existing affordable housing" and not "new affordable housing."

G. Yorkshire Village

Based on information submitted by the town, our review indicates that Yorkshire Village was approved by the Farmington Planning and Zoning Commission after July 6, 1995, when "the lesser of test" came into effect and should be applied relative to consideration for calculating HUE points. -

68 elderly rental set aside units = HUE @ 0.50 points each
68 units @ 0.50 points = **34 points**

H. Snowberry Cobble

Based on information submitted by the town, our review indicates that Snowberry Cobble was approved by the Farmington Planning and Zoning Commission after July 6, 1995, when "the lesser of test" came into effect and should be applied relative to consideration for calculating HUE points. Utilizing the Consumer Price Index formula in the restriction, and based on actual testing with reasonable and appropriate assumptions, the calculations indicate that the restriction in place maintains long term affordability of the units. A detailed review of the town land records indicates that 2 of the 89 affordable units have lost their restriction due to foreclosure.

89 affordable units – 2 foreclosed units = 87 net affordable units

87 owner occupied units @ 80% AMI = HUE @ 1 point each
87 units @ 1 point = **87 points**

TOTAL HUE for Town of Farmington's March 1, 2016 Moratorium Application

A + B + C + D + E + F + G + H + I = Total HUE Points

62 + 68 + 0 + 0 + 0 + 0 + 34 + 87 = 251

Target HUE's for Moratorium = 222.12 HUE's. The Town of Farmington is eligible at this time.