

Ex "JJS"

(/doh)

Connecticut State Department of Housing

[CT.gov Home](#) / [/doh](#) [Department of Housing](#) / [/doh](#) Affordable Housing Appeals Listing

Affordable Housing Appeals Listing

History: P.A. 88-230 as amended - In 1989 the Affordable Housing Land Use Appeals Procedure was created. As a result, DOH promulgated regulations that provide technical assistance to municipalities, developers and owners/tenants of such projects with regard to compliance with the provisions of this statute. DOH is also required to publish the Affordable Housing Appeals List once a year. This list provides the percentage of affordable units in each municipality based on Census figures for total number of housing units in the particular municipality.

Purpose: This law established a series of procedures that developers, municipalities and courts must follow when a developer appeals a decision by a local board or commission related to a proposed affordable housing development. Any developer of housing has a right to appeal to the superior court when a municipality, through its board or commission, rejects an application to develop affordable housing or approves the application with restrictions that would have a substantially adverse impact on the viability of the project. Appeals are made to the Superior Court, by specifically assigned judges and are treated as "privileged cases."

The Affordable Housing Land Use Appeals Procedure requires municipalities with less than 10% affordable housing to demonstrate to the court that a municipality's rejection of a development proposal is supported by sufficient evidence in the record. Municipalities also have the burden to prove, based upon the evidence in the record compiled before them, that: (a) the decision was necessary to protect substantial public interests in health, safety, or other matters the municipality may legally consider; (b) the public interests clearly outweigh the need for affordable housing; and (c) public interests cannot be protected by reasonable changes to the affordable housing development; or the application which is the subject of the decision from which the appeal was taken, would locate affordable housing in an area which is not assisted housing, as defined in C.G.S. Section 8-30g. If the municipality does not satisfy its burden under C.G.S. Section 8-30g, the court will wholly or partly revise, modify, remand or reverse the decision from which the appeal was taken in a manner consistent with the evidence in the record before it.

Developers cannot use the appeals procedure in municipalities where 10% of total housing units are affordable according to the definition in C.G.S. Section 8-30g. In developing the Affordable Housing Appeals Procedure List, DOH counts:

- Assisted housing units or housing receiving financial assistance under any governmental program for the construction or substantial rehabilitation of low and moderate income housing that was occupied or under construction by the end date of the report period for compilation of a given year's list;
- Rental housing occupied by persons receiving rental assistance under C.G.S. Chapter 138a (State Rental Assistance/RAP) or Section 142f of Title 42 of the U.S. Code (Section 8);
- Ownership housing or housing currently financed by the Connecticut Housing Finance Authority and/or the U.S. Department of Agriculture; and
- restricted properties or properties with deeds containing covenants or restrictions that require such dwelling unit(s) be sold or rented at or below prices that will preserve the unit(s) as affordable housing as defined in C.G.S. Section 8-39a for persons or families whose incomes are less than or equal to 80% of the area median income.

A complete listing of the types of dwellings counted by DOH can be found in C.G.S. Section 8-30g (k).

Source of Funding: General Fund

Process: The Affordable Housing Appeals Procedure List is published annually on or about February 1. The data for the Affordable Housing Appeals Procedure List comes from different sources including federal, state and local programs. This makes it difficult to ensure complete accuracy, so DOH asks municipalities to provide a local administrative review of and input on the street addresses of units and projects as well as information on deed-restricted units. The responses received by DOH vary widely from each municipality.

Statutory Link: (https://www.cga.ct.gov/current/pub/chap_126a.htm) (https://www.cga.ct.gov/current/pub/chap_126a.htm) (https://www.cga.ct.gov/current/pub/chap_126a.htm) (https://www.cga.ct.gov/current/pub/chap_126a.htm) (<http://www.cga.ct.gov/2011/pub/chap126a.htm>) Connecticut General Statutes, Chapter 126a, Section 8-30g (https://www.cga.ct.gov/current/pub/chap_126a.htm)

Regulatory Link: [Regulations of Connecticut State Agencies, Sec.8-30g-1 through Sec. 8-30g-11](#)

Affordable Housing Plan Process Guidebook

- [2023 Affordable Housing Appeals List](#)
- [2022 Affordable Housing Appeals List](#)
- [2021 Affordable Housing Appeals List](#)
- [2020 Affordable Housing Appeals List](#)
- [2019 Affordable Housing Appeals List](#)
- [2018 Affordable Housing Appeals List](#)
- [2017 Affordable Housing Appeals List \(Amended\)](#)
- [2016 Affordable Housing Appeals List](#)
- [2015 Affordable Housing Appeals List](#)
- [2014 Affordable Housing Appeals List](#)
- [2013 Affordable Housing Appeals List](#)
- [2012 Affordable Housing Appeals List \(Amended\)](#)
- [2012 Affordable Housing Appeals List](#)
- [2011 Affordable Housing Appeals List](#)
- [2010 Affordable Housing Appeals List](#)
- [2009 Affordable Housing Appeals List](#)

- [2008 Affordable Housing Appeals List](#)
- [2007 Affordable Housing Appeals List](#)
- [2006 Affordable Housing Appeals List](#)
- [2005 Affordable Housing Appeals List](#)
- [2004 Affordable Housing Appeals List](#)
- [2003 Affordable Housing Appeals List](#)
- [2002 Affordable Housing Appeals List](#)

	Census	Assisted	Assistance	With HUD Mortgages	Units	Assisted Units	Affordable
Ansonia	8104	232	818	137	0	1,187	14.65%
Bloomfield	9717	612	138	285	0	1,035	10.65%
Bridgeport	58874	7,027	4385	750	12	12,174	20.68%
Bristol	27251	2,006	966	1,004	0	3,976	14.59%
Danbury	33562	1,652	1297	368	210	3,527	10.51%
Derby	5759	275	323	101	0	699	12.14%
East Hartford	21361	1,593	788	973	0	3,354	15.70%
East Windsor	5348	559	40	102	0	701	13.11%
Enfield	17741	1,360	232	565	7	2,164	12.20%
Groton	18154	3,727	97	313	10	4,147	22.84%
Hartford	53259	10,755	8,991	1,419	0	21,165	39.74%
Manchester	26445	1,864	981	834	32	3,711	14.03%
Meriden	26177	2,057	1,466	932	11	4,466	17.06%
Middletown	21671	3,048	1,137	458	25	4,668	21.54%
New Britain	31510	3,041	1,689	1,106	89	5,925	18.80%
New Haven	57525	9,652	7,632	822	354	18,460	32.09%
New London	12119	1,648	491	470	175	2,784	22.97%
Norwalk	38152	2,434	1,578	346	732	5,090	13.34%
Norwich	18769	2,350	813	518	0	3,681	19.61%
Plainfield	6264	429	188	164	4	785	12.53%
Putnam	4292	536	71	59	0	666	15.52%
Stamford	56953	4,262	2,062	344	1268	7,936	13.93%
Torrington	17040	972	334	526	17	1,849	10.85%
Vernon	14761	1,509	482	326	12	2,329	15.78%
Waterbury	48392	5,385	3,326	1,542	39	10,292	21.27%
West Haven	22735	1,024	2,172	351	0	3,547	15.60%
Windham	9663	1,776	591	306	0	2,673	27.66%
Windsor Locks	5815	297	169	221	0	687	11.81%

Town	2020 Census	2023 Gov Assisted	2023 Tenant Rental Assistance	2023 Single-Family CHFA/USDA Mortgages	2023 Deed Restricted Units	2023 Total Assisted Units	2023 Percent Affordable
Andover	1324	24	1	26	0	51	3.85%
Ashford	1923	32	0	30	0	62	3.22%
Avon	7713	244	25	30	2	301	3.90%
Barkhamsted	1566	0	5	23	0	28	1.79%
Beacon Falls	2618	0	7	42	0	49	1.87%
Berlin	8571	556	46	118	4	724	8.45%
Bethany	2039	0	2	9	0	11	0.54%
Bethel	7980	192	26	117	83	418	5.24%
Bethlehem	1605	24	0	4	0	28	1.74%
Bolton	2045	0	1	34	0	35	1.71%
Bozrah	1131	0	2	24	0	26	2.30%
Branford	14180	243	64	124	9	440	3.10%
Bridgewater	863	0	0	1	0	1	0.12%
Brookfield	7116	155	26	78	112	371	5.21%
Brooklyn	3342	205	11	53	0	269	8.05%
Burlington	3628	27	0	46	0	73	2.01%
Canaan	639	1	2	4	3	10	1.56%
Canterbury	2044	76	1	50	0	127	6.21%
Canton	4383	251	32	45	32	360	8.21%
Chaplin	955	0	1	26	0	27	2.83%
Cheshire	10401	258	15	76	17	366	3.52%
Chester	1793	23	4	12	0	39	2.18%
Clinton	6283	105	8	58	0	171	2.72%
Colchester	6441	364	39	124	4	531	8.24%
Colebrook	694	0	0	6	1	7	1.01%
Columbia	2294	24	2	47	0	73	3.18%
Cornwall	1002	28	2	6	0	36	3.59%
Coventry	5273	103	3	115	20	241	4.57%
Cromwell	6162	212	11	154	0	377	6.12%
Darien	7265	161	18	1	117	297	4.09%
Deep River	2112	44	7	28	0	79	3.74%
Durham	2828	36	0	23	0	59	2.09%
East Granby	2183	72	2	37	0	111	5.08%
East Haddam	4477	73	2	51	0	126	2.81%
East Hampton	5637	70	5	81	25	181	3.21%
East Haven	12394	612	165	255	0	1,032	8.33%
East Lyme	9080	452	23	76	19	570	6.28%
Eastford	806	0	1	10	0	11	1.36%
Easton	2756	0	0	4	10	14	0.51%
Ellington	7054	260	6	98	0	364	5.16%
Essex	3329	75	1	15	16	107	3.21%

Glastonbury	14481	604	57	95	2	758	5.23%
Goshen	1708	1	1	4	0	6	0.35%
Granby	4448	85	2	43	3	133	2.99%
Greenwich	25677	940	475	10	47	1,472	5.73%
Griswold	5027	222	60	119	0	401	7.98%
Guilford	9693	177	10	27	1	215	2.22%
Haddam	3540	22	1	23	0	46	1.30%
Hamden	25984	1,048	838	439	117	2,442	9.40%
Hampton	790	0	1	10	0	11	1.39%
Hartland	843	2	0	3	0	5	0.59%
Harwinton	2313	22	6	35	5	68	2.94%
Hebron	3618	58	2	48	0	108	2.99%
Kent	1687	58	3	3	0	64	3.79%
Killingly	7884	467	145	134	0	746	9.46%
Killingworth	2601	0	1	18	1	20	0.77%
Lebanon	3147	26	6	75	0	107	3.40%
Ledyard	6150	32	8	189	6	235	3.82%
Lisbon	1728	2	0	52	0	54	3.13%
Litchfield	3966	140	4	26	19	189	4.77%
Lyme	1220	0	0	3	8	11	0.90%
Madison	8060	90	3	8	29	130	1.61%
Mansfield	6956	175	124	75	2	376	5.41%
Marlborough	2388	24	0	22	0	46	1.93%
Middlebury	3047	77	5	12	20	114	3.74%
Middlefield	1882	30	5	21	1	57	3.03%
Milford	23749	728	315	140	74	1,257	5.29%
Monroe	6918	35	3	38	8	84	1.21%
Montville	7402	81	49	243	0	373	5.04%
Morris	1253	20	0	5	0	25	2.00%
Naugatuck	13239	493	296	313	0	1,102	8.32%
New Canaan	7502	255	33	7	0	295	3.93%
New Fairfield	5635	0	7	49	16	72	1.28%
New Hartford	2968	12	6	38	9	65	2.19%
New Milford	11928	319	36	135	29	519	4.35%
Newington	13219	531	121	446	36	1,134	8.58%
Newtown	10322	134	7	77	65	283	2.74%
Norfolk	932	21	2	5	0	28	3.00%
North Branford	5633	62	12	45	0	119	2.11%

Town	2020 Census	2023 Gov Assisted	2023 Tenant Rental Assistance	Family CHFA/USDA Mortgages	2023 Deed Restricted Units	Total Assisted Units	2023 Percent Affordable
North Canaan	1582	111	0	9	0	120	7.59%
North Haven	9981	393	50	81	23	547	5.48%
North Stonington	2226	0	2	18	8	28	1.26%
Old Lyme	4988	64	2	11	3	80	1.60%
Old Saybrook	5870	52	14	21	73	160	2.73%
Orange	5480	46	10	10	6	72	1.31%
Oxford	5022	36	4	25	0	65	1.29%
Plainville	8045	205	56	275	22	558	6.94%
Plymouth	5151	178	22	169	0	369	7.16%
Pomfret	1686	32	2	11	0	45	2.67%
Portland	4128	120	85	55	0	260	6.30%
Preston	2049	40	6	35	0	81	3.95%
Prospect	3762	0	4	43	55	102	2.71%
Redding	3664	0	3	13	0	16	0.44%
Ridgefield	9506	175	6	21	79	281	2.96%
Rocky Hill	9319	235	66	135	0	436	4.68%
Roxbury	1163	19	0	4	0	23	1.98%
Salem	1719	0	2	24	0	26	1.51%
Salisbury	2519	24	1	1	14	40	1.59%
Scotland	650	0	0	23	0	23	3.54%
Seymour	7112	262	33	98	0	393	5.53%
Sharon	1724	32	1	2	0	35	2.03%
Shelton	17174	322	61	110	82	575	3.35%
Sherman	1834	0	1	5	0	6	0.33%
Simsbury	10057	289	63	92	28	472	4.69%
Somers	3622	146	7	33	0	186	5.14%
South Windsor	10804	443	51	171	12	677	6.27%
Southbury	9270	90	7	27	0	124	1.34%
Southington	18145	499	67	312	56	934	5.15%
Sprague	1268	20	10	23	1	54	4.26%
Stafford	5237	257	22	105	0	384	7.33%
Sterling	1479	0	7	22	0	29	1.96%
Stonington	9447	484	21	66	14	585	6.19%
Stratford	21643	524	424	326	33	1,307	6.04%
Suffield	5879	296	5	52	4	357	6.07%
Thomaston	3340	104	7	96	0	207	6.20%
Thompson	4143	151	15	36	0	202	4.88%
Tolland	5630	127	9	97	3	236	4.19%
Trumbull	13159	315	15	71	284	685	5.21%
Union	377	0	0	5	0	5	1.33%
Voluntown	1135	20	2	21	0	43	3.79%

2023 Affordable Housing Appeals List - Non-Exempt Municipalities							
Town	2020 Census	2023 Gov Assisted	2023 Tenant Rental Assistance	2023 Single Family CHFA/USDA Mortgages	2023 Deed Restricted Units	2023 Total Assisted Units	2023 Percent Affordable
Wallingford	18938	354	150	261	35	800	4.22%
Warren	790	0	0	1	0	1	0.13%
Washington	2056	17	1	3	28	49	2.38%
Waterford	8873	213	39	220	0	472	5.32%
Watertown	9137	205	33	216	0	454	4.97%
West Hartford	27240	695	857	286	245	2,083	7.65%
Westbrook	3976	140	7	25	29	201	5.06%
Weston	3671	0	1	5	0	6	0.16%
Westport	10567	265	57	1	75	398	3.77%
Wethersfield	11809	705	110	251	0	1,066	9.03%
Willington	2685	184	7	33	0	224	8.34%
Wilton	6567	158	12	12	51	233	3.55%
Winchester	5405	269	147	96	0	512	9.47%
Windsor	12038	154	249	420	26	849	7.05%
Wolcott	6408	313	7	164	0	484	7.55%
Woodbridge	3476	30	6	4	0	40	1.15%
Woodbury	4584	60	4	30	0	94	2.05%
Woodstock	3669	24	1	23	0	48	1.31%
Total	1,530,197	94,770	49,611	25,535	5,632	175,548	