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**RE: Off-Site Affordable Units**

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**From** Santoro, Michael C <Michael.Santoro@ct.gov>

**Date** Mon 4/21/2025 8:49 AM

**To** Perillie, Michelle <mperillie@westportct.gov>

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Michelle:

Thanks for reaching out. Units do not need to be part of a set-aside development in order to qualify for housing unit equivalent points. If your "off-site" units are deed restricted as affordable (at or below 80% of SMI) for at least 40 years, then they would qualify for housing unit equivalent points.

Please continue to Social Distance and Wear a Mask when Indoors.

Michael C. Santoro  
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Hartford, CT 06106-7106

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**From:** Perillie, Michelle <mperillie@westportct.gov>

**Sent:** Friday, April 18, 2025 1:36 PM

**To:** Santoro, Michael C <Michael.Santoro@ct.gov>

**Subject:** Off-Site Affordable Units

**EXTERNAL EMAIL:** This email originated from outside of the organization. Do not click any links or open any attachments unless you trust the sender and know the content is safe.

Hi Michael,

Westport has a regulation (**24C-18**) that states,

*"In conjunction with residential units proposed as part of a GBD/SM development, a number of affordable units must be provided. The affordable units shall be required to be affordable based on the*

median income and associated permitted rents as defined in CT General Statutes §8-30g. These units must be affordable to households whose income does not exceed 80% of the state or area median income, whichever is lower. The state and area median income figures are from the United States Census and are periodically updated by the U.S. Department of Housing and Urban Development (HUD). The affordable units required must contain an average of at least two (2) bedrooms per affordable unit (i.e., a 3 bedroom unit and a single bedroom unit shall equate to an average of two (2) – 2 bedroom units).

Offsite affordable units will have to equal 25% of the proposed onsite market rate units; or onsite affordable units will have to equal 20% of all onsite market rate units.

Offsite compliance shall be satisfied by meeting the following:

- Units shall be equal to 25% of all proposed market rate units located within the proposed site or the Integrated Site.
- Fractional units at 0.5 and above shall be rounded up. In any case at least one (1) unit must be affordable.
- The affordable units shall be located within a quarter mile of a Saugatuck train station house to ensure walkability to the train station.
- The affordable units shall have finishes and appliances comparable with existing affordable units that have been constructed in Westport since 2017".

**Can you confirm that we can request housing unit equivalency points as part of our next moratorium for those units if they are constructed off site and if deed restricted to at least 80% of SMI?**

Thank you!

Michelle Perillie AICP CFM

Planning and Zoning Director

203-341-1076

