
Text 855

From Rick Redniss <rick.redniss@rednissmead.com>

Date Mon 12/8/2025 9:33 AM

To Perillie, Michelle <mperillie@westportct.gov>

Cc David Pinto <d.pinto@rednissmead.com>; Trianovich, Amanda <atrianovich@westportct.gov>

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Please add this to the file.

Once again someone has used this issue as a reason to deny the pending text.

I will reference it tonight.

Ty

Begin forwarded message:

RICK REDNISS, FAICP 

PRINCIPAL PLANNER

(203) 327-0500 x15110 M:(203) 912-7855

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From: "Santoro, Michael C" <Michael.Santoro@ct.gov>

Date: May 14, 2025 at 2:19:59 PM EDT

Subject: M points

Rick:

Thanks for reaching out. As we have discussed, the location of an affordable unit is not of particular relevance when it comes to the Department recognizing that unit as affordable, whether part of a project or not.

As I understand it, the Town is considering locating affordable units that are in an alternative location from a proposed project. That is, there market rate units at one site, and affordable units at a completely different site. The Department would only consider the affordable units with respect to either the 10% Exempt List or for

potential eligibility for housing unit equivalent points towards a certificate of affordable housing completion. We would not consider the market rate units.

I hope this answers the question.

Michael

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

Michael C. Santoro
Director, Office of Policy, Research and Housing Support
Department of Housing
505 Hudson Street
Hartford, CT 06106-7106

860-706-5741 (fax)
860-270-8171



please don't print this e-mail unless you really need it!

From: Rick Redniss <rick.redniss@rednissmead.com>
Sent: Tuesday, May 13, 2025 8:54 AM
To: Santoro, Michael C <Michael.Santoro@ct.gov>
Subject: M points

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.

Hope all is well.

A question came up at a hearing last night.

If a deed restricted 8-30g compliant unit is created via an off site satisfaction of a zoning requirement does it still get the same points as if it were on site. This is NOT wrt an 8-30g

Development . It is a simple 20% requirement at 80% smi .

My answer , as well as staff's, was it's the deed restriction that creates the points regardless where in town the unit exists.

I've been asked to confirm this . Hopefully you can do that generically. I can add examples if that helps.

Tnx

RICK REDNISS, FAICP 

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