



STATE OF CONNECTICUT
DEPARTMENT OF HOUSING



December 17, 2020

Henry W. Todd, First Selectman
Canaan Falls Village Town Hall
108 Main Street, P.O. Box 47
Falls Village, CT 06031
Selectmen@canaanfallsvillage.org

Re: IHZ Annual Certification of Compliance Falls Village Incentive Housing Zone HEGZAP 14-0210

Dear Selectman Todd,

Thank you for your patience with the respect to the Department's review of your September 14, 2020 submission Incentive Housing Zone annual certificate of compliance.

At that moment there were open matters of concern to my office which prohibited us from moving forward to process the requested certificate for the following reasons:

- DOH was unable to determine whether or not the town was fully compliant with required activities at the local level.
- There was an open complaint on the adopted IHZ and the Housing Trust for Falls Village.
- There was a Freedom of Information Act (FOIA) request for the adopted IHZ of Falls Village. This involved the town's handling of request and lack of citizen participation.

Additionally a non-compliance issue with respect to the annual IHZ certificate of compliance as referenced in the requirements of CGS Section 8-13r(a). Until these concerns are properly reviewed and addressed, DOH was unable to provide the requested Certificate of Compliance.

As such DOH worked with you and your colleagues in the Zoning Commission, Northwest Hills Council of Governments, the Falls Village Housing Trust Inc. and the many concerns citizens in reviewing each issue. After several months we have come to the following determination per Sec. 8-13r(b) that the department has determined that the municipality was not in material noncompliance with the requirements. As you acknowledge the unanticipated death of the former Zoning Officer created an unintended consequence with regards to the recertification process. The town has been able to document the Zone Adoption Application Process compliance.

We ask you to accept this communication as evidence of your certification by the Department of Housing as to the validity of the approved incentive housing zone. Unfortunately, the municipality will be ineligible for financial incentive payments set forth in section 8-13s. This is compounded that the funding is no longer available.

With respect to the Freedom of Information Act (FOIA) requests, and its ability to provide an opportunity for citizen participation; the state expresses its gratitude on its willingness in collaboration of

our observation of public meetings and would encourage it continued efforts in responding to FOI requests.

Citizen Participation is a key component of every community's success of their local planning and development efforts and the municipality has demonstrated sufficiently to the department that it has complied with its requirements.

If you have any further questions please don't hesitate to contact me.

Sincerely,



Miguel A. Rivera, Director, Housing and Community Development
Department of Housing
rivera.miguel@ct.gov

Cc:

Seila Mosquera-Bruno, Commissioner, Department of Housing, Seila.Mosquera-Bruno@ct.gov

Dominic Carew, Economic & Community Development Agent, dominic.carew@ct.gov

Thomas Scott, Zoning Enforcement Officer, zoningofficer@canaanfallsvillage.org

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