



**DIVERSE
HOUSING OPTIONS
TO CONSIDER
IN MILFORD**

- (A) Tiny Homes;
- B) Pre-Fab Housing (Vessel);
- (C) Mixed Income Housing (LaScana);
- (D) MRHP;
- (E) Manufactured Homes;
- (F) ADU's;
- (G) Congregate/Boarding House;
- (H) Permanent Supportive Housing;
- (I) Crisis Housing;
- (J) Tiny House on Wheels;
- (K) Co-Op;
- (L) Repurposed Homes (Containers)
- (M) Homeshare

(A) Tiny Homes



(B) Pre-Fab Housing Examples

- ▶ See examples on the following pages

Boxable Casitas \$50,000



What Counties In Connecticut Allow Tiny Houses Regulations You Need To Consider

– Rules And



In Connecticut, Where Can I Build A Tiny House?

The location of your tiny house is vital. Select a certified tiny house builder to guide you through the process, manage all the paperwork, and ensure your residence complies with building codes.

Living in a tiny home in Connecticut is possible, but ensure that the structure complies with local zoning regulations and building codes. Additionally, consider factors such as utilities, land use, and the specific municipality's regulations before residing in a tiny home in the state.

Although constructing a tiny house is a big project, it does not need to be stressful if you plan accordingly. The typical places for tiny houses are the following:

- RV parks
- National Parks and campgrounds
- Tiny house communities
- Private properties

Tiny House Costs In Connecticut

Tiny homes are a great way to simplify your life, reduce your influence on the environment, and save money on utilities and upkeep without losing any of your favorite things. You are probably wondering about cost options that fit your budget and living in a tiny house.

To assist you in taking the next step toward your living project, we provide you with options to suit every living style and price range. Check out [tiny houses for sale in Connecticut](#).

What Counties In Connecticut Allow Tiny Houses?

The legality of tiny houses in Connecticut depends on the local zoning codes and regulations of the specific municipality. Some areas may allow tiny houses as accessory dwelling units (ADUs), while others may have restrictions or prohibitions. Consider researching the zoning ordinances in your desired location. Some areas, such as Bridgeport and New Haven, have zoning codes that permit tiny houses.

New Haven County

Tiny houses are becoming more popular, and New Haven County has zoning laws to support them. Nonetheless, different towns and cities within the county may have different rules and specifications. Review the local zoning rules to find out if there are any size restrictions, property setbacks, or design requirements. Seeking advice and clarification from zoning or building officials might be helpful.

Fairfield County

Under specific zoning restrictions and size criteria, tiny dwellings are permitted in Fairfield County. Tiny homes are classified as Accessory Dwelling Units (ADUs) under zoning rules, which stipulate size and property setback limitations.

The requirement for a principal residence structure, minimum lot sizes, and supplementary construction licenses for secondary projects are examples of restrictions and limits. Consult with the International Residential Code ([IRC](#)) and the additional state and local laws.

Tiny House Regulations And Rules In Connecticut

Zoning ordinances for tiny homes vary by municipality in Connecticut. It's crucial to check with the local zoning authorities to understand the specific rules and regulations that pertain to tiny homes, including whether they can be placed on a foundation or as ADUs.

161 Ella T Grasso Blvd New Haven, CT



About This Property

1,120 sq. ft. unfurnished apartment, energy efficient, low utility costs, and stainless steel appliances. 2 bedroom 2 bath Plenty of closet space Washer/Dryer Center Off-street, permit parking for up to 2 vehicles Public transportation also available Perfect for Residents, Medical Professionals, and Professional Couples. Pets okay. Pet security deposit required. First of its kind. Energy Efficient, Shipping Container Building. These modern and efficient 2 bedroom/2 bathroom units are custom built in shipping containers, just off of I-95 in the heart of New Haven, where a diverse mix of restaurants, shops, museums, theaters, and the larger New Haven community are all easy distance for residents of this building.

161 Ella T Grasso Blvd is an apartment community located in [New Haven County](#) and the [06519](#) ZIP Code.

Vessel Houses Tiny House Builder/Supplier in Dallas, Texas

Vessel Bank Street New London CT



(C) Mixed Income Housing Lascana Homes, Orange CT



Lascana Homes

329 Smith Farm Rd
Orange, CT 06477
Orange Neighborhood



PROPERTY MANAGER
**Millennium Real Estate
Services, LLC**
(860) 962-6027

\$1,866 Rent

2 Beds

1.5 Baths

1,600 Sq Ft

Send a Message

https://www.chfa.org/assets/1/6/November_17,_2022_Board_Minutes_Draft.pdf

[from p. 17] Affordability restrictions on the Development for a period of 40 years, such that **28 units shall be set aside for households at or below 50%** of area median income, **8 units shall be set aside for households at or below 80%** of area median income, and **10 units shall be set aside for households at or below 100%** of area median income;

Lascana offers income based housing.

Income limits are developed by HUD. HUD sets the lower income limits at 80% and very low-income limits at 50% of the median income for the county or metropolitan area in which you choose to live.

Lascana Homes of Orange -329 Smith Farm Road

Rents below are Monthly rents and exclude heat, hot water, electricity, telephone, cable, internet services

	1 BDR	2 BDR	3 BDR
50% AMI	\$719	\$840	\$1,016
80% AMI	\$1,030	\$1,243	\$1,420
100% AMI	\$1,415	\$1,866	\$2,071

AMI means Area Median Income

<u>2023 Income Limits</u>	<u>Family Size</u>	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>	<u>6</u>
50% AMI		\$40,150	\$45,900	\$51,650	\$57,350	\$61,950	\$66,550
80% AMI		\$64,250	\$73,400	\$82,600	\$91,750	\$99,100	\$106,450
100% AMI		\$78,330	\$89,520	\$100,710	\$111,900	\$120,852	\$129,804

(D) MRHP Housing Milford Connecticut



(E) Manufactured Homes



(F) Accessory Dwelling Units - ADU's



An accessory dwelling unit, usually just called an ADU, is a secondary housing unit on a single-family residential lot.

- 1) **Detached new construction ADUs**, also called backyard cottages, granny flats, laneway houses, or DADUs, depending on the jurisdiction. This type of ADU is construction on the lot of a single family home, often in the back or side yard.
- 2) **Garage conversion ADUs**: Transform your garage into a home.
- 3) **ADUs above a garage or workshop**, or attached to it. In some areas, these may be called garage apartments or carriage houses
- 4) **Addition ADUs** or "bump-out ADUs": These are added onto houses directly, benefitting from shared walls and easier access to utilities.
- 5) **Basement conversion ADUs**, also commonly called basement apartments, mother-in-law units, in law units, secondary suites, English basements, accessory apartments, and a host of other names.
- 6) **Internal ADUs**, where part of the primary house other than the basement is converted to an ADU.

(G) Congregate / Boarding House

Columbus House Inc. New Haven CT



The term “congregate housing” means low-rent housing that is connected to a central dining facility where wholesome and economical meals can be served to the residents

(H) Permanent Supportive Housing Liberty Pointe Beth-el Center, Inc. Milford



Supportive Housing

Liberty Pointe is a combination of affordable housing and supportive services. These supportive services are individually designed and provided in conjunction with a professional case manager who maintains an office in the building. The case manager works collaboratively with the families to help them learn and implement the needed skills and to access the resources necessary to maintain self sufficiency.

The Beth-El Center provides hope and opportunity to those in need. We provide basic resources such as food and shelter but more importantly, our programs help empower people toward self sufficiency.

We provide a continuum of services to meet the basic needs of those experiencing homelessness and food insecurity in our community. Our programs and services include: [Shelter Program](#), [Family Program](#), [Outreach and Engagement](#), [Supportive Housing \(Liberty Pointe\)](#), [No Freeze Shelter](#), [Community Kitchen](#), [Diversion Services](#)

(I) Crisis Housing

Rosette Neighborhood Village

New Haven, CT



(J) Tiny House On Wheels

Shipping Container Homes Movable Prefabricated Green Modular Wheels Tiny Trailer House

[Back to results](#)



Tiny House On Wheels Shipping Container Homes Movable Prefabricated Green Modular Wheels Tiny Trailer House

Brand: Generic

3.0 1 rating

\$25,000⁰⁰

Get \$10 off instantly: Pay \$24,990.00 ~~\$25,000.00~~ upon approval for the Amazon Store Card. No annual fee.

- Compact residences on wheels equipped with domestic amenities for a homely experience.
 - Perfectly suited for glamping, campsites, additional rooms/offices, or accommodations for staff and families.
 - Experience year-round comfort with full insulation; personalise the interiors with a wide range of customisation options.
 - Road legal for towing in the UK and internationally; crafted on an axle chassis for robustness
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Spring Loaded Latch, 2 Pack, by Bafnsiji...

\$23⁹⁹



Click image to open expanded view



\$25,000⁰⁰

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LHBGO 31 Gallon Deck Box for Pool

Tiny Home Bus Conversions



(K) Cooperative Housing

Brookside Cooperative Housing-Waterbury CT



Monthly costs stay between about \$500 to \$750, even for some of the larger units with up to four bedrooms. The goal is for families to move in and save up enough money for a down payment on a new home.

(L) Repurposed Homes (Containers)



(M) Homeshare



Project Homeshare: Home share is an arrangement between two or more people in which one shares his/her home with another in exchange for a financial contribution to household expenses, services, companionship or some combination.