

Hamden, Planning & Development

Hamden Project to Bring 'Deeply Affordable' Housing to State Street

— Nick Sambides Jr., 4.1.2026



A rendering of the affordable housing complex planned for State Street in Hamden (Contributed).

HAMDEN — Construction is underway on a \$31 million housing development in Hamden that town officials say will bring some of the area's most affordable units to a community struggling to meet demand.

The **64-unit project** on State Street, led by **Regan Development Corp.**, will include apartments priced for residents earning as little as 30% of the area median income — a level of affordability local officials say is rarely achieved.

The three-building complex, which began construction in November on 4.9 acres at 2980 State St., is expected to be completed by June 2027. Once finished, it will offer a mix of one-, two- and three-bedroom units, with rents ranging from \$990 to \$1,346. There will also be one superintendent's apartment.

Nine one-bedroom units will be reserved for people with intellectual and developmental disabilities, while three additional units will be set aside for formerly homeless individuals with disabilities. In both cases, residents will pay rent equal to about 30% of their incomes through a state-sponsored voucher program, according to company co-founder Ken Regan.

Town officials say that level of affordability is difficult to achieve.

"Typically, affordable housing refers to rents or a purchase price that is targeted around 80% of the area median income. Deeply affordable is when you get into 60%, 40%, 30% affordable. Some of these units are coming in at 30% affordable, which is great," said Carol Hazen, Hamden's director of Grants and Capital Projects at its Office and Economic and Community Development. "It's very rare."



Workers have begun digging into the side of a hill off State Street to make way for a 64-unit affordable housing site in Hamden (CT Examiner).

The project is being financed in part by a \$8.6 million grant from the state's Community Investment Fund 2030 grant, along with \$155,000 from Hamden's Community Development Block Grant, Hazen said.

As part of the deal, Regan Development will pay around \$128,000 in annual property taxes annually — a figure reduced to account for the project's

lower rents, Regan said.

“It’s a place where there was a realization by the folks in government that they had to be able to help people at all income ranges,” Regan said. “I mean, as much as I would love to just wave a magic wand and do this, affordable housing only works if everybody buys into it.”

While the development adds just 64 units, the project is a step in addressing a broader state shortage of affordable housing. Hamden currently has about 9% of its housing stock classified as affordable, just below the 10% threshold tied to the state’s 8-30g law, which allows developers to bypass local zoning restrictions in towns that fall short.

Hamden has several 8-30g projects in the pipeline that could help it reach the 10% goal, but Town Planner Eugene Livshits said town officials jumped at the chance to work with Regan.

Regan Development, based in Ardsley, New York, has built thousands of housing units across multiple states and previously completed a 77-unit affordable housing project on Mather Street in Hamden. Officials cited that track record, along with the proposal’s fit for the site, as reasons for supporting the State Street project, Hazen said.

The location — along a bus line and next to existing senior housing — was also a key factor.

“We need housing at every level of the income spectrum, right? So this goes a long way. I know it’s only 64 units, but this is unusual because it’s very hard to provide housing at this affordability level on a bus line where people are going to be able to hopefully get back and forth to work,” Hazen said. “This accomplishes that.”

The project will also include several streetscape improvements, including the relocation of the bus stop and bus stop shelter, along with community space for nonprofits like Meals on Wheels, the Urban Community Alliance, and programs focused on youth career opportunities and leadership development.

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