



Ned Lamont
Governor

STATE OF CONNECTICUT DEPARTMENT OF HOUSING



Seila Mosquera-Bruno
Commissioner

Cost-Effective Construction

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DOH ATS **recommendations** for cost-effective affordable housing. Intended as a **working list** of items which may generate added construction costs that development teams will be asked to discuss, justify, and/or remove.

- The site is steep, rocky or otherwise expensive to develop. *Can site development, like brownfield remediation, be a separately financed phase? Avoid flood zones/wetlands & expensive utility runs. Remote sites require car dependency. Transportation affects affordability for end-users.*
- Is the building footprint and volume simplified and efficient? *Minimize floor plan jogs and balconies. Adding an extra floor level for one bedroom, bathroom/stair may not be cost effective.*
- Is the building roof geometry simplified? Type of roofing? *Complex roof lines add to construction, drainage and maintenance. Asphalt shingles are cost effective.*
- A basement and/or podium for parking is provided. *Slab-on-grade is a less expensive choice.*
- Units are larger than design standards. *Units can be smaller than standards if requested/approved.*
- Consider panelization or modular construction to minimize site labor and expedite schedule.
- Large community spaces, clubhouse & amenities provided? *Minimize common spaces, eliminate the in-the-ground pool!*
- Engineered lumber and beams in framing. *Conventional lumber, shorter spans & more columns are cost effective.*
- Steel framing in wood frame buildings. *Steel can often be eliminated for wood frame designs.*
- Large openings for windows and doors. *Minimize large glass doors & windows, headers & beams.*
- Confirm model of windows and exterior envelope R-value. *Code compliance is the standard unless high performance is required for Passive House or other energy program points/credits.*
- Metal panel and fiber cement siding. *Vinyl siding is more cost effective.*
- Minimize or eliminate masonry. *Brick siding is not cost effective.*
- Granite and quartz countertops. *Plastic laminate is a cost effective and durable material.*
- Stainless steel appliances. *Costs need to be demonstrated as equivalent to non-stainless.*
- True panel doors are attractive but costly. *Flush face interior doors are cost effective.*
- Ceramic tile, hardwood and other expensive flooring. *Provide cost-effective, durable finish options.*