



NEW HAVEN CITY PLAN DEPARTMENT

165 CHURCH STREET, 5th FL., NEW HAVEN, CT 06510

TEL (203) 946-6378

FAX (203) 946-7815

May 27, 2021

Honorable Tyisha Walker-Myers, President
Board of Alders of the City of New Haven
165 Church Street
New Haven, CT 06510

RE: PETITION FOR AN ORDINANCE TEXT and MAP AMENDMENT TO THE NEW HAVEN ZONING ORDINANCE TO REQUIRE AND INCENTIVIZE THE INCLUSION OF AFFORDABLE HOUSING UNITS IN MARKET RATE DEVELOPMENT

Dear President Walker-Myers;

The City Plan Department of the City of New Haven is pleased to present you and the honorable members of the Board of Alders with this Petition/Application to create a text and map amendment to the zoning ordinance. If approved, the text amendment will require the inclusion of affordable housing units in medium and large market rate residential developments in the Core Market Area in the city center as well and in the Strong Market areas at the edges of the city center. The policy will also incentivize development outside the Core and Strong Market areas to opt in to providing affordable housing. This policy will require and enable the inclusion of affordable housing in market rate developments that currently do not have any requirements for affordable housing. Developers who specialize in affordable housing may avail also themselves of the incentives and provide additional levels of affordable housing based on other available subsidies.

This Inclusionary Zoning Policy goes well beyond many similar policies in other cities around the country as it is targeted specifically to the Area Medium Income (AMI) levels that reflects the levels of greatest need in the City of New Haven at 50% AMI and below. It also includes a deeply affordable component at 30% AMI levels achieved through prioritizing voucher recipients.

I would like to thank you and the Alders in the Inclusionary Zoning working group for providing valuable feedback on the initial drafts of this policy. It is with great pleasure that I offer this zoning update for consideration, and our department looks forward to presenting this Application to you and the Board of Alders.

Very truly yours,

Aicha Woods, Executive Director

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CC: Albert Lucas, Director of Legislative Services