



NEW HAVEN CITY PLAN DEPARTMENT

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

TEL (203) 946-6378

FAX (203) 946-7815

February 17, 2022

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 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 Economic Development Administrator and Office of the Corporation Counsel are submitting to you and the honorable members of the Board of Alders this Petition to adopt technical drafting clarifications to the Inclusionary Zoning ordinance text amendment, adopted on January 18, 2022.

These text modifications clarify and strengthen the authority to limit and monitor rents in the Inclusionary Zoning Affordable Units. The amendments do not alter any of the policy elements previously brought before the Board and Legislative Committee.

The text modification further clarify the following:

1. Definition of "IZ Affordable Unit": confers direct authority to limit rents and avoids confusion with the general term affordable housing found elsewhere in the zoning ordinance; and
2. The Process for appeals for the several potential decisions during the IZ process. This will ensure appeals comport with Due Process guarantees.

As stated these amendments only make explicit that which was already the intent of the ordinance.

Thank you for your time and consideration,

Very truly yours,

William Long

William Long
Deputy Director for Zoning

CC: Albert Lucas, Director of Legislative Services