

Memorandum

To: Members, Planning and Zoning Commission

From: Michelle Perillie, AICP

Date: June 14, 2016

Re: Text Amendment #714, Appl. #16-009 (§19B, Residential-Rental Housing Opportunity/Workforce Zone District (R-RHOW))

Map Amendment #715, Appl. #16-010 (Rezone 1177 a/ka/ 1175 Post Road East to R-RHOW)

1177 Post Road East, Site Plan Appl. #16-011, *Supplemental Comments*

BACKGROUND

C.G.S. §8-30g allows a moratorium to the appeals process if a community can demonstrate significant progress in meeting the State's goal. Westport does not yet qualify for this process. Westport needs 208 moratorium points to qualify for a moratorium. An analysis has been done by staff that identifies Westport has 118.75 existing moratorium points based upon projects that have received certificates of occupancy (C.O.'s), with a potential total of 171 moratorium points if all, already approved projects, are constructed. **Thirty-seven (37) points are needed for Westport to qualify for a moratorium.**

1. ORIGINAL DEVELOPMENT PROPOSAL

The original project proposed 94 units with 29 units (30%) affordable. Since the project was considered a set aside development the market rate units also got 0.25 points per unit.

15 units @ 60% income = 30

14 units @ 80% income = 21

65 units market rate = 16.25

67.25 points

This proposal would provide enough points to qualify for a moratorium.

2. ALTERNATE DEVELOPMENT PROPOSAL

The alternate proposal still includes 94 units but with 24 units (25%) affordable. The project would not be considered a set aside development so would not receive any points for the market rate units.

24 units @ 80% income = **36 points**

This proposal would not provide enough points to qualify for a moratorium.