

Revised May 7, 2025  
January 6, 2025  
December 12, 2024

Proposed Text Change

Note: Proposed new language is shown **highlighted and underlined**.  
Proposed deletions are shown [~~bracketed and struck through~~].

To Amend §39A (Inclusionary Housing Overlay District (IHZ), to read as follows:

**39A-18 Affordability Requirement and Plan**

**39A-18.1**

In conjunction with residential units proposed as part of this regulation, at least twenty percent (20%) of the floor area of all residential units shall be deed restricted as affordable and at least twenty-percent (20%) of all proposed units shall be deed restricted as affordable in accordance with CT General Statutes §8-30g **or the equivalent provided as offsite affordable housing at the discretion of the Planning and Zoning Commission**. An affordability plan must be submitted at the time of application in accordance with same. Fractional units at 0.5 and above shall be rounded up. In any case at least one (1) unit must be affordable. These units must be affordable to households whose income does not exceed 80% of the state or area median income, whichever is lower. The state and area median income figures are from the United States Census and are periodically updated by the U.S. Department of Housing and Urban Development (HUD). **When approving the equivalency, Planning and Zoning Commission, shall evaluate the size, number (up to twenty-five percent 25%), values, location, design, building code, drainage, and moratoria points of such units. If all conditions of the offsite affordable housing are not satisfied at the time a final ZCC is being sought, the Planning and Zoning Commission may require that some or all of the required affordable housing be guaranteed by an acceptable form of surety including contributions to the Affordable Housing Trust Fund.**

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**WESTPORT P. & Z. C.**