

Proposed Text Change

Note: Proposed new language is shown **highlighted and underlined**.
Proposed deletions are shown ~~bracketed and struck through~~.
Proposed 2/4/2026 Language is shown **highlighted and underlined**.

To Amend §5 Definitions, to read as follows:

Special Needs Individuals:

Persons (i) that are blind, physically disabled, and/or have intellectual disabilities pursuant to Sections 1-1f and/or 1-1g of the Connecticut General Statutes, ~~for~~ (ii) that have been homeless or at-risk of being homeless, **or (iii) persons who have a developmental disability, as defined in 42 U.S.C. § 15002 (8) regardless of age of onset of such disability**, and while residing in Special Needs Housing under Zoning Regulation §32-27 will be provided with supportive services by the Westport Housing Authority, the Town of Westport, or a qualified 501(c)3 non-profit organization specializing in providing supportive services in residential settings. These services include individualized health and employment case management and other services such as accessible mental health, substance addiction, or employment. (778, 06/03/2020; 822, 10/20/2022)

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. **At the sole discretion of the Planning and Zoning Commission some or all of the for sale units, may be provided as offsite affordable housing, as of the effective date of this regulation (xx xx, 2026), provided the standards of 39A-18.1.1 below are satisfied. Developments with final ZCCs are not eligible for offsite alternatives.** 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).

39A-18.1.1 Alternate Affordable Housing:

Planning and Zoning Commission pursuant to a Special Permit application, at its sole discretion, may approve some or all of the required affordable housing units to be provided offsite. The Commission shall make a finding that alternate affordable housing is "superior" to the standard onsite requirements. "Superior" need not be met on each and every criteria comparison. The overall consideration on balance must clearly satisfy the Planning and Zoning Commission based on the following criteria:

- a. The offsite affordable housing shall be administered through a 501(C)(3) nonprofit housing provider, the Westport Housing Authority, or the Town of Westport.**
- b. Fee-in-lieu payment, consistent with Section 18-17.2, may be made to the Westport Affordable Housing Trust Fund (WAHTF), the Westport Housing Authority, or non-profit housing provider in part or in full satisfaction of the onsite affordability requirement.**
- c. The overall evaluation shall consider a variety of criteria including but not limited to: Floor Area; Number of People Served; Fee-in-Lieu; Moratoria Points; Affordability Level; Location; Indoor and Outdoor Amenities; and/or other details at the sole discretion of the Planning and Zoning Commission.**