

Application 23-09

Proposed Text Amendment

Section 5: Moratoria

WHEREAS, the Town of East Haven has recently approved its 2022-2027 Housing Plan on March 7, 2023, with a goal to encourage affordable housing for families and individuals who cannot afford current market rate housing prices and a strategy to review the Zoning Regulations to create opportunities for affordable housing production in areas the Town desires, and

WHEREAS, it is expected that the 2020 U.S. Census data will be used for calculating the 2023 Affordable Housing Appeals List, the total number of housing units for the Town of East Haven will increase, and the percentage of affordable housing in Town will likely decrease as a result, and

WHEREAS, the Planning and Zoning Commission has recently approved a residential multi-family proposal for 378 units and has received applications for 72 and 69 residential units, respectively, and also a request for extension of prior approvals for another 77 residential units, and

WHEREAS, a short-term evaluation of the Zoning Regulations shall be initiated to establish a plan to encourage creation of affordable housing, that may include a set-aside requirement for affordable units within all proposed residential multi-family and multi-unit proposals and revisions to the current affordable housing regulation at Section 37 of the Zoning Regulations.

NOW THEREFORE, BE IT RESOLVED, that the East Haven Planning and Zoning Commission shall not accept, consider or approve any applications for residential multi-family or multi-unit housing, and hereby prohibits the issuance of any zoning permits to permit the construction, reconstruction, enlargement, alteration or relocation of any residential multi-family and multi-unit proposals in any Zoning District within the Town of East Haven for a period of four (4) months from June 30, 2023 to October 30, 2023. Any applications for multi-family or multi-unit housing approved or submitted prior to the effective date of this moratorium shall not be affected.