

**MINUTES FOR MEETING 1601
A SPECIAL MEETING OF THE
NEW HAVEN CITY PLAN COMMISSION
Wednesday, February 9, 2022 at 6:00 PM
WEB-BASED MEETING HOSTED ON ZOOM**

LINK:

<https://newhavenct.zoom.us/j/98298328270?pwd=NHIYUE5mZTAwME9nbUpmd0lHNWNzUT09>

Passcode: Planning2

To view meeting materials, visit:

<https://cityplancommission.newhavenct.gov/pages/february-9-2022-meeting>

I. ROLL CALL

Commissioners present: Chair Leslie Radcliffe, Vice Chair Edward Mattison,
Commissioner Ernest Pagan, Commissioner Alder Adam
Marchand, Commission Goldfield

Staff present: Director Aicha Woods, Deputy Director of Zoning William
Long, Planner Esther Rose-Wilen, Attorney Roderick
Williams, Attorney Michael Pinto

II. DELIBERATIONS

1600-01 REVIEW OF THE INCLUSIONARY ZONING MANUAL

Submitted by: Aicha Woods, Executive Director, City Plan Department

Director Woods introduced the item, describing the comments and questions raised at the previous meeting regarding the IZ Manual and the legislation itself. Planning Staff revised the manual and Corporation Council drafted proposed amendments to the IZ Ordinance.

Commissioner Alder Marchand commented on the fact that the CPC can further revise the IZ Manual as needed in the future as the program matures.

Vice Chair Mattison commented that the Manual is well-done and operationally will be effective but that it is important to figure out how well the Manual is functioning in the future. Both the Planning Staff and Commission should be on top of how everything is working and should identify data to collect that will help determine progress.

Chair Radcliffe expressed agreement with Vice Chair Mattison.

Commissioner Pagan expressed agreement and support for implementation of IZ based on the enthusiastic public testimony given in support of the ordinance.

Chair Radcliffe reflected on how New Haven's implementation of IZ will be in the public eye nationwide.

Attorney Pinto reviewed the proposed amendments to the IZ Ordinance based on the concerns raised in the February 2nd meeting.

Commissioner Goldfield asked if the 30% of 50% AMI cap on rent and utilities was already in the ordinance or if it was part of the proposed amendments, and whether the 30% of 50% of AMI cap was the intention of the BOA when they passed the ordinance. Attorney Pinto responded that it was the intention and would be made more explicit through the proposed amendments.

Director Woods clarified that the rents would be determined by the 30% of 50% AMI HUD formula.

Commissioner Goldfield asked if this would incentivize developers to choose only families at the 50% AMI level, not below.

Director Woods clarified that the formula was not a sliding scale, but rather the formula sets a cap on the maximum rents.

Commissioner Alder Marchand said that IZ does not prevent people from paying higher percentages of their income on market rate units, but that a small percentage of units would be set aside to be Affordable. He referenced discussion during the IZ Ordinance approval process that the Ordinance would not solve the affordable housing crisis on its own or provide deeply affordable housing to the city's lowest income residents.

Commissioner Goldfield responded that he shared Commission Alder Marchand's understanding about the role the IZ Ordinance plays in affordable housing in New Haven.

Commissioner Alder Marchand referenced comments from the Chair of the Legislation Committee calling upon the Affordable Housing Commission to look into and propose additional policies that address other aspects of the affordable housing situation in the city and that we should expect to hear from the Affordable Housing Commission in future months.

Vice Chair Mattison reflected that the 30% of income on rent and utilities as affordable has been federal policy for a long time, but that in practice this is difficult because it requires high subsidies and spoke to the challenges of addressing the need for affordable housing.

Commissioner Alder Marchand expressed support for adopting the manual and recommending the amendments to the ordinance in the staff report. Commissioner Alder Marchand suggested specific revisions to the language in the staff report.

Commission Goldfield asked if the BOA could pass amendments that diverge from the recommendations of the City Plan Commission that would put the ordinance back into the same situation of not fully authorizing the Manual, and expressed concerns with tying the adoption of the Manual to the amended ordinance without knowing exactly how it would be amended.

Vice Chair Mattison asked if the individuals who expressed concerns with the language of the Manual or Ordinance had reviewed the proposed revisions and expressed an opinion.

Chair Radcliffe clarified that as the Public Hearing had been closed further testimony from the public could not be considered by the Commission.

Commissioner Alder Marchand clarified that the CPC could make future revisions to the Manual and that there would be both a CPC Public Hearing for the proposed text amendments to the IZ Ordinance and a BOA public

hearing. He suggested that as long as the CPC was clear in its intentions for the recommended amendments, the commission would be doing its due diligence.

Commissioner Goldfield expressed the importance that the BOA ensure the amended ordinance remain in accordance with the Manual.

Attorney Pinto clarified that the Ordinance always controls if there is a conflict with the Manual but that it is unlikely such a conflict would arise from the proposed technical amendments which do not impact the policy of the legislation.

Commissioner Goldfield asked if there would be a presentation on the Manual.

Chair Radcliffe responded that further presentation was not planned but any specific questions about the Manual can be addressed.

Commissioner Goldfield referenced the definition of the IZ Affordable Unit in the Manual and requested the words “under this Section 50” be removed from the definition in the Manual.

Commissioner Alder Marchand moved approval of the Manual with the proposed revisions to the staff report at 7:08pm.

5-0 in favor.

III. MINUTES OF MEETINGS

Meeting:

- Meeting #1600 (February 2, 2022)

**Commissioner Alder Marchand moved to approve at 7:10pm.
5-0 in favor.**

Chair Radcliffe clarified that February 16, 2022 is the annual meeting where elections for Chair and Vice Chair will take place.

Commissioner Goldfield requested that staff look into who the alternate and regular members of the commission are.

Commissioner Alder Marchand requested that Staff review the roster and any relevant points of the by-laws at the Annual Meeting.

Commissioner Goldfield made a motion to adjourn at 7:16pm. 5-0 in favor.

The meeting adjourned at 7:16pm.

NOTE:

Next Regular Meeting of the City Plan Commission:

Wednesday, February 16, 2022 at 6:00 PM (Submission deadline: January 20, 2022 by 12:00 PM)

NOTE:

The City Plan Commission agenda is available on the City website one week before the meeting date. Written testimony should be submitted to City Plan staff 24 hours in advance of each public meeting. Draft agendas will continue to be shared with the CPC distribution list via email and posted on this webpage and the City Plan Department website one week before each public meeting. Final agendas will be posted on the commission webpage and on the City Plan Department website 24 hours in advance of each public meeting. Updates will occur to the web agenda as necessary. Official agenda is filed with the City Clerk at least 24 hours before the meeting time.

NOTE:

Since the meeting is remote, participation by a quorum of members is expressly prohibited at the physical location will not be present however any member of the public may request, in writing, a physical location and “any electronic equipment necessary” to attend the meeting in real time no later than twenty-four (24) hours prior to the meeting. Said individual shall have the “same opportunities to provide comment or otherwise participate” in the meeting as would be afforded if the meeting was held in person with the following exception: Under law, if such person loses the ability to participate because of an interruption, failure or degradation of such person’s connection to the meeting by electronic equipment the committee is not required to adjourn or postpone the meeting.

The City of New Haven does not discriminate on the basis of disability or language in admission to, access to, or operations of programs, services, or activities. Individuals who need an accommodation, publications in alternate formats languages or who need auxiliary aids for effective communication in programs and services of the City of New Haven can make such requests by calling (203) 946-7833, or TTY(203)946-8582. Individuals who require language interpretation services, please email CPC@newhavenct.gov.

HOW TO JOIN THIS WEB-BASED PUBLIC MEETING:

1. Click this link:

<https://newhavenct.zoom.us/j/98298328270?pwd=NHIYUE5mZTAwME9nbUpmd0lHNWNzUT09>

Passcode: Planning2

2. Or dial in by phone:

Or One tap mobile :
US: +19292056099

Or Telephone:
US: +1 929 205 6099

Webinar ID: 982 9832 8270

Passcode: 778417606

VISIT THE COMMISSION’S WEBPAGE: <https://cityplancommission.newhavenct.gov>