

TOWN OF BROOKFIELD
ZONING COMMISSION

#201500721

APPLICATION FOR REGULATION CHANGE

Applicant:

Brookfield Zoning Commission
100 Pocono Road
Brookfield, CT 06804
Phone #: 203-775-7316
Contact Person: AliceDew
Phone #:



Regulation Change:

- A. The current Section Number is: 242-404K(2) and 242-404K (6)(a) The current text reads:

(Under Definitions of section):

“Incentive housing development” means a residential or mixed-use development (A) that is proposed or located within an approved Incentive Housing zone; (B) that is eligible for financial incentive payments set forth in this section and sections 8-13n to 8-13x, inclusive; and (C) in which not less than twenty (20%) per cent of the dwelling units will be conveyed subject to an Incentive Housing restriction requiring that, for at least thirty years after the initial occupancy of the development, such dwelling units shall be sold or rented at, or below, prices which will preserve the units as housing for which persons pay thirty per cent or less of their annual income, where such income is less than or equal to eighty per cent or less of the median income.

242-404K (6)(a): Incentive Housing Requirements:

- (a) Twenty percent (20%) of all dwellings within a development shall be designated Incentive Housing Units.

- B. The Proposed Section Number is: 242-404K(2) and 242-404K (6)(a) The proposed text or deletion is:

242-404K(2): Definitions

“Incentive housing development” means a residential or mixed-use development (A) that is proposed or located within an approved Incentive Housing zone; (B) that is eligible for financial incentive payments set forth in this section and sections 8-13n to 8-13x, inclusive; and (C) in which not less than twenty (20%) **and not more than thirty (30%)** per cent of the dwelling units will be conveyed subject to an Incentive Housing restriction requiring that, for at least thirty years after the initial occupancy of the development, such dwelling units shall be sold or rented at, or below, prices which will preserve the units as housing for which persons pay thirty per cent or less of their annual income, where such income is less than or equal to eighty per cent or less of the median income.

242-404K (6)(a): Incentive Housing Requirements:

- (a) Twenty percent (20%) of all dwellings within a development shall be designated Incentive Housing Units **with thirty percent (30%) being the maximum amount of Incentive Housing Units allowed.**

C. Rationale for the requested change:

The intent of the Incentive Housing Regulations was to have 20% of the housing based on the area income to comply with the purposes stated in section 242-404K(1).

Applicant Signature and Representation:

I apply herewith for a change in the Zoning Regulation of the Town of Brookfield in accordance with Chapter 124, Section 8-3 of the Connecticut General Statutes.

Applicant's Signature: _____

