

EXPLANATORY NARRATIVE

Clinton Housing Inc. (“Clinton Housing”) submits the following statement in support of its Application to Amend the Zoning Regulations of the Town of Clinton (the “Regulations”).

1. Section 21.3.2 – Affordable Housing District

Clinton Housing proposes to add as Section 21.3.2 of the Regulations an Affordable Housing District (“AHD”). The amendment is intended to attempt:

- (a) To address the significant underserved market for affordable housing, as described in the 2015-2025 Clinton Plan of Conservation and Development (*see* p. 91);
- (b) To encourage the construction of housing that is both (i) affordable as defined by Connecticut statutes and (ii) consistent with design and construction standards present in the community; and
- (c) To assist the Town of Clinton in complying with the State Zoning Enabling Act, Conn. Gen. Stat. § 8-2, by adopting zoning regulations that encourage multi-family dwellings and promote housing choice and economic diversity, including housing for low and moderate income households; and
- ~~(d) — More specifically, to provide for the needs of that segment of low and moderate income households for which one bedroom dwelling units are most desirable and appropriate (including elderly persons as well as others).~~

2. Section 24 – Schedule of Uses by District

In connection with the above-proposed amendment, Clinton Housing also proposes to amend Section 24 to allow for two-family and multifamily dwellings in the AHD as a specially permitted use.

3. Review by Town Staff

The form and content of the above-proposed amendments have been reviewed by Town staff.