

## **Section 035-100      Affordable Housing Provisions**

1. The Commission may permit an increase in the allowable number of units in a specific application for the purpose of providing affordable housing. This increase shall not exceed 20% and the additional units shall be dedicated to being affordable as defined by section §8-39a of the General Statutes and shall be constructed in accordance with a contract entered into between the developer applying for the special exemption and the Town of New Milford pursuant to the provisions of Section §8-2g(a) of the General Statutes.
2. Section §8-2g(b) of the General Statutes requires the Commission to notify the Town Council of its decision to adopt the regulation proposed herein to encourage the development of affordable housing. At the same time the Commission must request the Town to “establish or designate an agency to implement a program designed to establish income criteria in accordance with subsection (a) of §8-2g of the General Statutes and oversee the sale or rental of any units of affordable housing constructed pursuant to said subsection (a) of §8-2g of the General Statutes to persons and families satisfying such income criteria.”
3. If the Town Council does not enact such an ordinance within 120 days following the date of such request, the Commission may notify the Housing Authority of the Town, or if the Town has not by resolution authorized the Housing Authority to transact business in accordance with the provisions of Section 8-40 of the General Statutes then, in that event, the Commission must notify the town agency with responsibility for housing matters that it has adopted the above regulation and upon receiving such notice the Housing Authority or municipal agency with responsibility for housing matters must implement such program. (*Effective: October 31, 1991*)