



Creating Great Communities For All

Connecticut Chapter of the American Planning Association

Testimony regarding
Proposed Bill No. 6521– AN ACT CONCERNING AFFORDABLE HOUSING

CCAPA both supports, in part, and opposes, in part, the mixed-nature of this Proposed Bill.

CCAPA supports the changes regarding Accessory Dwelling Units within the Zoning Enabling Statute. This bill would amend **CGS §8-2, adding new language in Sec. 2. Subsection (a)** that allows for attached or detached Accessory Dwelling Units (ADU) as of right, provided that they meet the height, story, lot coverage and setback limitations of the existing single family residential zone. However, **Sec. 3 further clarifies** that ADUs may also be granted housing unit equivalency (HUE) points towards an 8-30g moratorium if they meet certain pre-existing requirements already within the 8-30g statute for attached ADUs relating to interior connections and other standards.

CCAPA **has significant concerns and opposes** the following portions of the proposed language that revises **CGS §8-30g**:

- **Sec. 5. Subsection (a)(6)** would reduce the deed restriction time period from 40 years to 30 years for set-aside units in projects constructed via the Affordable Housing Act. The proposed alteration would prematurely reduce the supply of affordable housing available that is targeted to workforce and middle-income rental households where housing within this price range remains a critical state-wide issue.
- **Sec. 6. Subsection (l)(6)** increases the points value for the non-deed restricted units in an 8-30 g project from .25 to 1.0. Astonishingly, this proposal equalizes the points value for full market rate units to be the same as the units that are deed-restricted for households that meet the 80% of median income requirements. Although multi-family projects constructed through the Affordable Housing Act statute may diversify a local municipality's housing stock by type, only the deed restricted units diversify the housing available based on affordability. Therefore those deed restricted units should continue to have a higher points value in achieving local housing affordability targets.

CCAPA believes that affordable and equitable housing in Connecticut is one of the most important issues facing the General Assembly and would prefer that this issue is not addressed in a piecemeal manner that simply tweaks different HUE point allocations, even if it also includes an important ADU component.

WHO WE ARE

The Connecticut Chapter of the American Planning Association (CCAPA) has over 420 members who are governmental and consulting planners, land use attorneys, citizen planners, and other professionals engaged in planning and managing land use, economic development, housing, transportation, and conservation for local, regional, and State governments, private businesses and other entities. CCAPA has long been committed to assisting the legislature and State agencies with developing and furthering responsible growth management principles. The APA is an independent, not-for-profit, national educational organization that provides leadership in the development of vital communities.

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