



General Assembly

January Session, 2021

**Proposed Bill No. 804**

LCO No. 1908



Referred to Committee on HOUSING

Introduced by:  
SEN. ANWAR, 3rd Dist.

***AN ACT CONCERNING INCLUSION IN CERTAIN COMMUNITIES.***

Be it enacted by the Senate and House of Representatives in General Assembly convened:

1 That the general statutes be amended to (1) address sewage flow  
2 capacity concerns related to areas that could be developed for  
3 residential or mixed-use buildings containing four or more dwelling  
4 units and involve the Commissioner of Housing in addressing such  
5 concerns, (2) restructure the Zoning Enabling Act for clarity, (3) address  
6 disparities in housing needs and promote integrated living patterns and  
7 inclusive communities, (4) incorporate several changes to zoning laws  
8 concerning middle housing, accessory apartments, mixed-used use and  
9 multiunit residential buildings, parking spaces and traffic needs, (5)  
10 address certain costs, fees, applications and appeals or other  
11 proceedings associated with certain residential development projects,  
12 (6) require the Secretary of the Office of Policy and Management to  
13 convene a working group to study municipal affordable housing plans  
14 and zoning regulations, (7) allow housing authorities to expand their  
15 areas of operations, and (8) require annual minimum training in land  
16 use and planning law for members of certain municipal boards and

17 commissions.

***Statement of Purpose:***

To address several issues surrounding affordable housing, multiunit residential buildings, sewerage systems, housing authority jurisdiction, training for certain municipal officials involved in planning and zoning decisions and compliance with municipal zoning regulations.