



Making Great Communities Happen

Connecticut Chapter of the American Planning Association

**Testimony regarding H.B. No. 5363 (RAISED)
AN ACT CONCERNING THE AFFORDABLE HOUSING
LAND USE APPEALS PROCEDURE**

The proposed bill would prohibit the use of the affordable housing appeals procedure for smaller developments that produce fewer than four affordable housing units. This would mean that 8-30g would be unavailable for developers seeking to build mixed-income communities of fewer than 12 units. CCAPA opposes this proposed change. In effect, this proposal would remove 8-30g as a tool for small developers seeking to build mixed-income housing on infill parcels in established communities. Over the last fifteen years, small developments (twenty units or fewer) have proven themselves productive contributors toward housing options in our state, comprising 80% of Connecticut's new multifamily housing. To prevent the use of 8-30g for small developments would reduce the overall value and utility of the affordable housing land use appeals law, with no corresponding benefit or improvement to the quality or design of affordable housing development.

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 American Planning Association is an independent, not-for-profit, national educational organization that provides leadership in the development of vital communities.

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