



Making Great Communities Happen

Connecticut Chapter of the American Planning Association

Testimony regarding

S.B. 535; H.B. 5267; H.B. 5359; H.B. 5534; H.B. 5535; H.B. 6168; H.B. 6169; H.B. 6172; H.B. 6428; H.B. 6588; H.B. 6589; H.B. 6590; H.B. 6591; H.B. 6592; H.B. 6593; H.B. 6594; H.B. 6595; H.B. 6598; H.B. 6599; H.B. 6600; H.B. 6602; H.B. 6605; H.B. 6606; H.B. 6609; H.B. 6873; H.B. 6879; H.B. 6880; and H.B. 7057

CCAPA opposes these bills. It is the position of CCAPA to ensure that the state and its municipalities have the tools and resources to encourage a wide range of housing opportunities and to avoid the local obstruction that has long kept communities artificially closed off. Each of these bills seeks to tinker with CGS §8-13m-x or §8-30g in a way that will render these tools less effective, and in so doing, reduce housing opportunity in our communities.

While the decades-long history of the Affordable Housing Appeals Act and the decade-long record of the Incentive Housing Zones legislation is open to some criticism and neither program functions perfectly, both of those laws have proven extremely valuable and have resulted in dramatically increased housing opportunity throughout Connecticut. More importantly, they were both the result of an extended and thoughtful planning processes. They were not the result of two dozen attempts to modify existing policy in ways that seem haphazard and with poor consideration of likely outcomes. They were developed with a comprehensive vision of balancing the market with an important public good.

What Connecticut's municipalities and housing developers need are more and better tools, guided by a strong vision and developed through a deliberative process. CCAPA stands ready to help with this process. The crippling of existing tools by a hundred small tweaks will not result in a benefit to our communities or the people that seek to live in them.

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.

CONTACTS

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