



Creating Great Communities For All
**Connecticut Chapter of the
American Planning Association**

Testimony regarding

Proposed Bill No. 804– AN ACT CONCERNING INCLUSION IN CERTAIN COMMUNITIES

CCAPA supports portions of this Proposed Bill and the general ideas that it proposes, but has concerns that the Proposed Bill does not specifically identify which portions of state statute may be revised nor does it provide the specific language to be revised.

We have provided specific comments for each item proposed as follows:

- Item #1 - CCAPA supports making more efficient the sewage flow capacity reviews for proposed developments that include multi-family residential units. However, more clarification is needed as to how this review might be improved by coordinating with the Department of Housing.
- Item #2 - CCAPA, in partnership with the Land Use Section of the CT Bar Association, have jointly supported restructuring the Zoning Enabling Act for clarity provided the proposed language reflects prior proposals under consideration.
- Item #3 - CCAPA supports addressing disparities in housing needs and promoting integrated living patterns and inclusive communities, but needs clarification as to how the state statute might incentivise or require achieving these goals.
- Item #4 - CCAPA supports the concept discussions regarding zoning regulation amendments that would allow for middle housing, accessory apartments, expanded opportunities for mixed-used and multi-unit residential buildings, and (reducing) parking space requirements particularly near downtowns, village centers, and transit. However, CCAPA would need to review specific amendments with its membership to provide additional support or comment for specific statute revisions.
- Item #5 - CCAPA assumes that this portion of the proposed bill waives the public hearing requirements for certain types of projects that would otherwise make these “as-of-right” projects that therefore reduce overall development costs and fees. CCAPA supports this proposal in concept, but would request more clarity as to the intended scope and location of these residential development projects.
- Item #6 - CCAPA supports requiring the Secretary of the Office of Policy and Management to convene a working group to study municipal affordable housing plans and zoning regulations and would suggest that planning professionals be represented as part of this group,
- Item #7 - CCAPA recognizes that CT’s municipal geographies are small and supports allowing housing authorities to expand their areas of operations into multiple municipalities and regional areas as a way to reasonably share services.
- Item #8 - CCAPA supports the initiative to require annual minimum training in land use and planning law for members of certain municipal boards and suggests utilizing existing resources that already admirably provide this service such as the UCONN CLEAR program.

Ultimately, this Proposed Bill appears to be a placeholder for a broad and much more specific proposal to advance something like the DesegregateCT agenda. For whatever reason, this Bill was not fleshed out with the necessary details to fully consider its value and impact. We would respectfully suggest that the Committee either defer to a different piece of legislation that promotes these goals with much more specificity, or to postpone action on this Proposed Bill until it is given the necessary detail to be considered a complete legislative proposal.

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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