



NEW HAVEN CITY PLAN DEPARTMENT
165 CHURCH STREET, NEW HAVEN, CT 06510
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Planning and Development Committee

Public Hearing

Monday, March 15, 2021

Support

- **H.B. No. 6107 'AN ACT CONCERNING THE REORGANIZATION OF THE ZONING ENABLING ACT AND THE PROMOTION OF MUNICIPAL COMPLIANCE'**
- **H.B. No. 6613 'AN ACT CONCERNING ACCESSORY APARTMENTS, MIDDLE HOUSING AND MULTIFAMILY HOUSING'**
- **SB 1024 –AN ACT CONCERNING ZONING AUTHORITY, CERTAIN DESIGN GUIDELINES, QUALIFICATIONS OF CERTAIN LAND USE OFFICIALS AND CERTAIN SEWAGE DISPOSAL SYSTEMS**

Support with Amendments

- **S.B. No. 1026 'AN ACT CONCERNING TRAINING FOR CERTAIN PLANNING AND ZONING OFFICIALS'**

Dear Senator Cassano, Representative McCarthy Vahey, Senator Hwang, Representative Zullo, and distinguished members of the Planning and Development Committee,

Thank you for hearing my testimony today on **H.B. No. 6107, H.B. No. 6613, and S.B. No. 1024 and 1026** to support efforts to increase housing opportunity in Connecticut. My name is **Aicha Woods** and I am a resident of New Haven CT.

I support of the statewide efforts to expand housing opportunity and choice throughout Connecticut. Safe, affordable housing is critical for our state's residents and our economy. When our state's residents have stable housing, their economic and health outcomes improve.

We respectfully request that the committee:

- **Support H.B. No. 6107 An Act Concerning the Reorganization of the Zoning Enabling Act and the Promotion of Municipal Compliance.** H.B. 6107 promotes the state's policy goal of encouraging all municipalities to plan for multi-family housing and housing affordable to low- and moderate-income families. Further, it requires zoning



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regulations affirmatively further the purposes of the federal Fair Housing Act and removes the highly subjective “character of the district” consideration, which has been used as the basis of discriminatory zoning decisions. All reasonable aspects of “character” are fully covered by other sections of § 8-2, including considerations of historic preservation, environmental impact, density, scale, location, and the suitability of uses.

- **Support H.B. 6613 An Act Concerning Accessory Apartments, Middle Housing and Multifamily Housing** Permitting ADUs and small multifamily housing more broadly and without undue restrictions will promote the incremental growth of our lower cost housing supply, bringing new residents to town centers and transit station areas while continuing to allow municipalities to control the physical and site characteristics of their community through their zoning ordinance, the health code, building code, and other regulations.
- **Support S.B.1024** to further the agenda and platform of Desegregate CT and address inequity in land use policies.
- **Support with amendments S.B. 1026 An Act Concerning Training for Certain Planning and Zoning Officials.** S. B. 1026 allows municipalities to require members of planning and zoning commissions to complete four (4) hours of training annually, at least two of which must include training on housing alternatives or affordable housing. *We recommend this bill be amended to increase the minimum hours of training to five (5) hours annually and require all members of planning and zoning commissions in Connecticut meet this minimum standard. We recommend the bill be amended to direct the state to develop such a training curriculum, to be administered in-person and online.*

Sincerely,

Aicha Woods

Executive Director

City Plan Department, City of New Haven