



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

March 1, 2022

**Testimony regarding  
SB. No. 169 (RAISED) AN ACT CONCERNING A STUDY OF THE EFFECTS OF  
AFFORDABLE HOUSING POLICIES IN THE STATE.**

CCAPA supports the intent of Raised Bill 169 as it is presented. The Bill would require the Commissioner of Housing to undertake a study of CGS §8-30g (the Affordable Housing Appeals Act) and make recommendations of any amendments that would **“improve affordable housing opportunities for residents in the state”** (emphasis added). Housing affordability remains a significant issue for all communities in the state of CT and finding solutions needs to be a priority for both the state and local governments with both parties participating in offering solutions to this on-going crisis.

In 2019, the American Planning Association recognized the national housing shortage by developing a Housing Policy Guide and stated as its first policy to, “modernize state and local laws to ensure housing opportunities are available, accessible, and affordable to all.” This principle is a multi-pronged approach that not only suggests that states adopt “mandates, funding, technical assistance, or other incentives,” but also that “local jurisdictions should adopt bylaws or ordinances, policies, and incentives that facilitate a range of housing types and densities and that serve a diversity of housing needs.”

We recognize that the chief complaint from towns regarding CGS §8-30g is loss of local zoning control for projects that meet the affordability component as outlined in the statute. However, CGS §8-30g has, for over three decades, been a “mandate” that is also the single-most effective State policy in creating new affordable housing and diversified housing opportunities and has relied on private market investment to supply these units.

A study of the effectiveness of CGS §8-30g and recommendations for improving affordable housing opportunities for residents in the state, if that’s all it is, is all well and good. That analysis will illuminate any progress made and perhaps even identify long-standing deficiencies. However, it is clear, as suggested by the American Planning Association, as well as our local Connecticut Chapter, that the state is not the only responsible agency in helping meet affordable housing needs. Local jurisdictions are crucial partners in solving the affordable housing crisis. Local Affordable Housing Plans are the first step in getting communities to step up and sincerely address our affordable housing problems which will hopefully lead to earnestly revising local zoning to allow more diverse housing types. Municipalities need resources, they need guidance, but mostly, they need to take this seriously.

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## 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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## CONTACTS

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