



Making Great Communities Happen
**Connecticut Chapter of the
American Planning Association**

2018 Bills of Interest

Assessing the Impact of of Local Regulatory Changes on Housing Affordability:

HB 5198 AN ACT REQUIRING STATE AND LOCAL AGENCIES AND UTILITIES TO ADOPT A HOUSING AFFORDABILITY IMPACT ANALYSIS. Bill would require state agencies, local agencies and utility companies to produce a housing affordability impact analysis of any proposed regulation, restriction or requirement.
CCAPA submitted testimony supporting the idea of assessing the impact of regulations on housing costs as part of a required five-year affordable housing plan, but expressed concerns about the capacity of municipalities to perform the proposed analysis for each proposed regulatory change on an ongoing basis.

Zoning Enforcement:

SB 490 AN ACT CONCERNING SHARED MUNICIPAL SERVICES AND LOCAL GOVERNMENTS. Bill includes language that would specify that the chief executive officer of a municipality shall provide for the manner in which zoning regulations are enforced (instead of the zoning commission).
CCAPA submitted testimony opposing the proposed change.

Planning and Financing Mixed-Use Entertainment Districts:

HB 5183 AN ACT REQUIRING A STUDY OF THE PLANNING, DEVELOPMENT AND FINANCING OF MUNICIPAL ENTERTAINMENT DISTRICTS. Would require the Secretary of the Office of Policy and Management to conduct a study concerning the planning, development and financing of municipal entertainment districts.
CCAPA submitted testimony supporting the study.

Regulatory Approval of Alternative Treatment Septic Systems:

SB 342 AN ACT CONCERNING THE THRESHOLD FOR DEEP'S REVIEW OF ALTERNATIVE TREATMENT SEPTIC SYSTEMS. Would establish that the threshold for CT DEEP to review alternative septic treatment systems is 7,500 gallons per day (smaller systems would continue be reviewed by CT DPH).
CCAPA submitted testimony supporting the bill, and recommending that DPH be given a stronger directive to establish review criteria for alternative treatment systems.

Planning and Zoning for Housing Needs:

HB 5482

AN ACT CONCERNING THE RECOMMENDATIONS OF THE FAIR HOUSING WORKING GROUP and AN ACT ESTABLISHING ACCOUNTABILITY FOR FAIR AND AFFORDABLE HOUSING THROUGH ZONING REGULATIONS. Bill includes proposals developed by the Fair Housing Working Group that formed in late 2017. Sections of particular interest include:

A) Proposal to establish mandatory inclusionary zoning statewide. Would require multifamily developments 10 units or larger to include 12% affordable housing. Municipalities meeting certain criteria would be exempt (Distressed Communities, Low- and Very Low-Opportunity communities.)

B) Modifications to CGS §8-2 (zoning enabling statute):

1) Would require zoning to further the purposes of the Fair Housing Act.

2) Would remove statutory language allowing zoning to consider "the character of the district" in determining suitability of land uses.

3) Would strengthen language requiring that zoning include the development of housing opportunities, including multifamily dwellings, for all residents of the municipality and the planning region in which the municipality is located; and promote housing choice and economic diversity and the development of housing that will meet the housing needs identified in the State Consolidated Plan and CT Plan of Conservation and Development.

4) Would establish a review process to confirm that municipal zoning meets statutory requirements. On or before July 1, 2019, and every five years thereafter, municipalities would have to demonstrate compliance to the Department of Housing. Municipalities failing to comply would lose eligibility for discretionary state funding, unless waived the Secretary of the Office of Policy and Management (review proposal also in HB 5045).

CCAPA submitted testimony proposing an alternative timeline for establishing a review process, which would enable baseline data to be developed and for municipalities to address findings of non-compliance before losing eligibility for funding.

