



Creating Great Communities For All

Connecticut Chapter of the American Planning Association

Testimony regarding
**Proposed Bill No. 6613– AN ACT CONCERNING ACCESSORY APARTMENTS, MIDDLE
HOUSING AND MULTIFAMILY HOUSING**

CCAPA supports diversifying Connecticut’s housing stock in order to address significant statewide housing affordability issues. This bill proposes changes to **CGS §8-2 that require** municipalities to adopt regulations to add accessory dwelling units, middle housing, and multi-family housing by changes to their local zoning, that once adopted, allow as-of-right site plan review applications rather than a public hearing requirement.

- **Section 3 adds language that requires** municipalities to designate areas within their communities for as-of-right accessory apartments for attached and detached units not to exceed one (1) unit per lot in addition to the existing single family residence. Local municipalities also need to adopt regulations and standards for these units, but the proposed bill establishes parameters for setbacks, unit size, and parking requirements.
- **Section 4 adds language for middle add mixed-use housing to require** municipalities to designate an as-of-right area for these uses within 50% a one-quarter (¼) mile radius of a primary commercial corridor area for municipalities with more than 7,500 people. The area calculation excludes public right-of-way areas, wetlands, and steep slopes. .

CCAPA recognizes accessory dwelling units or accessory apartments as an infill development “Best Practice” that other states and large municipal areas in California, Washington, Oregon, and Minnesota have adopted or are pending adoption of legislation in order to address housing affordability and housing diversity issues. CCAPA believes Connecticut would also benefit from adding these types of smaller scale housing opportunities. CCAPA also fully supports the proposed bill’s implementation of the middle and mixed-use housing requirements as appropriate for diversifying commercial districts, making these districts more walkable for all populations - especially potentially seniors. Its limited radius accommodates the compact commercial villages for the smaller of the 114 municipalities that would be required to develop this district. As stated with other proposals in this session, smaller communities with part-time planning staff may need additional capacity to evaluate the parcels where this district might be “landed” - whether through Regional Planning Agencies or other sources. We encourage that should this proposal proceed, the ultimate form of this bill include a provision for this local planning support.

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.

CONTACTS

CCAPA Govt. Relations Committee Co-Chairs
John Guskowski, AICP
Emmeline Harrigan, AICP, CFM
Phone: (860) 455-8251
ctplannersgovrel@gmail.com

CCAPA President
Rebecca Augur, AICP
Phone: (203) 344-7887
raugur@gmail.com