



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

**Testimony regarding
Proposed Bill No. 1027– AN ACT CONCERNING ACCESSORY DWELLING UNITS AND
ZONING REGULATIONS**

CCAPA opposes this Proposed Bill. This Bill would allow municipalities to qualify for a subsequent affordable housing moratorium under the provisions of the Affordable Housing Appeals Act (CGS Sect. 8-30g) without having to demonstrate the actual creation of additional housing, simply by completing the statutorily-required Affordable Housing Plan per CGS Sect. 8-30j. Further, the Bill would allow non-income-restricted accessory apartments to qualify as “affordable” for purposes of Sect. 8-30g accounting.

The entire purpose of both of these statutes is to encourage and provide for additional housing opportunities. This Bill would directly circumvent that purpose, and essentially allow towns “off the hook” for participating in this statewide, shared responsibility and to earn credit for the creation of “affordable” units that have no assurance of ongoing affordability to the residents and families who need them. Qualification for a moratorium in Sec. 8-30g should continue to be available only to those communities who have taken real steps forward in the development of housing, not simply for fulfilling a separate obligation to produce a plan. Planning is an important first step, to be sure. It does not, however, constitute the completion of the larger goal.

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.

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@mminc.com