Every town, today, has a legal obligation to comply with requirements of General Statutes § 8-2 as amended by P.A. 21-29:

- Eliminate outright bans on multi-family
- Eliminate minimum floor area regulations that exceed building and housing codes
- Eliminate excessive parking requirements
COMPLYING WITH STATE LAW

- Adopt Public Act 21-29 standards regarding Alternative Dwelling Units
- Eliminate numerical or percentage caps on multi-family units
- Eliminate regulations that use “preserving the town character” as a zoning criterion
- Eliminate excessive application fees
COMPLYING WITH STATE LAW

Achieving 10 Percent of a town’s housing stock on the Department of Housing’s § 8-30g Ten Percent List allows the town a permanent exemption from § 8-30g, but does not meet a State of Connecticut goal, standard, quota, or policy for affordable housing.
Second part of complying with existing state law is identification of regulations that:

• have the effect of excluding multi-family housing, such as onerous conditions and procedural requirements
• prevent or inhibit diversity and choice in housing, maintain or promote racial or economic segregation
• are contrary to the “affirmatively furthering” purposes of the federal Fair Housing Act
• do not serve a legitimate purpose of zoning, and exist primarily or exclusively to make housing more expensive
SECTION VII: THE “MENU”:

• Increase density
• Review definition of “Buildable Land”
• Review town-wide balance of single-family vs. “middle housing” vs. multi-family
• Consider where housing can be rehabilitated
• Don’t limit your potential builders: allow for profit, non-profit, and government
REPORT SECTION VII: THE “MENU”:

- Specifically plan for most needed unit types: for people with disabilities; for household below 30-40 percent of median income; with 3 or 4 bedrooms
- Review design standards for necessity and added cost
- Review regulations for actual buildability and practicality
- Identify and eliminate unnecessary procedural filing requirements
REPORT SECTION VII: THE “MENU”:

- Review non-residential zones – which ones could accommodate housing or mixed use
- Specifically plan for “Middle Housing”; 2-3-4 unit structures, which usually can be developed without public sewer
- Promote transit – oriented development
Consider “Financial Steps” that boost housing:
lower cost mortgage sources, such as CHFA and USDA

- targeted property tax relief
- confirm availability of Section 8 vouchers or RAP certificates
- establish an affordable housing trust fund donate or sell at a discount municipal land
- make payments to “buy down” cost of existing units making
- make housing information accessible to residents
SECTION VII: THE "MENU":

- Consider what steps have immediate vs. longer-term impacts
- Inclusionary Zoning:
  - Works in some places, not all
  - Difficult to set up and administer
- Nonconforming uses: consider relief from strict rules
- Understand that “Zoning is not a promise”
REPORT
SECTION VII:
THE “MENU”:

• Recognize residency preferences as: generally illegal because they maintain segregation
• Review subdivision, wetlands, and sewer regulations
• Make local POCD’s consistent with § 8-30j plans
• Note: CHFA grants Low Income Housing Tax Credit points for developments consistent with § 8-30j plan
• Conduct value engineering
• Conduct the grid exercise-chart of what’s allowed by current regulations
Legislative Recommendations

1. Timetable for response to/implementation of this report
2. Specify who adopts a housing plan
3. Consider enacting this Report’s recommendations and checklists as § 8-2 requirements
4. Ask DOH to propose additional models for Affordability Plans (capital improvements, utility costs, mortgage rate for sale units, etc.)