AFFORDABLE HOUSING APPEALS ACT

PARTNERSHIP FOR STRONG COMMUNITIES

LEGISLATIVE ACTION

Strengthen the Affordable Housing Appeals Act to ensure municipalities cannot deny the development of new affordable housing without sufficient reason. Necessary changes include:

- **Removing the industrial zone exemption**
- **Clarifying moratorium rules**
- **Repealing the zoning change protest petition provision** requiring a two-thirds supermajority vote at a zoning commission when a change is proposed.

NEED

Connecticut has a **gap of approximately 92,500 homes** affordable and available to extremely low income renter households.

Planning and zoning commissions decide where and what type of homes can be built in our towns, but they aren't approving enough to meet the need. In 2023, **4,684 homes were lost**— due to being denied, downsized, withdrawn, or revoked.

The **CBIA Foundation** reports:

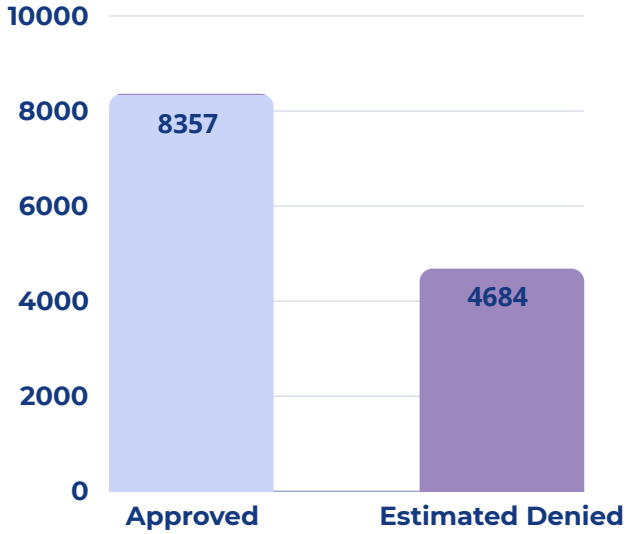
> ***large employers in every part of the state expressed major concerns about their abilities to grow their workforces in Connecticut due to the cost and availability of housing.***

SOLUTION

Small statutory changes can address Connecticut's housing shortage and expand options statewide:

- Remove the industrial zone exemption to allow affordable housing development in areas where industrial use is nominal, but housing is viable use.
- Strengthen moratorium rules to ensure four-year moratoriums are based on actual increases in affordable homes. Require municipalities to maintain compliance with affordability criteria for claimed units and reduce points for demolishing existing affordable homes.
- Remove the protest petition provision of § 8-3(b) that allows owners of 20% or more of the land within 500 feet of a proposed zoning change or amendment to force a two-thirds supermajority vote. A small number of residents should not have undo power over others' property or the economic development of a community.

PROPOSED HOMES IN 2023:
BUILDING PERMIT APPROVALS VS. DENIALS



Connecticut's housing supply had the potential to grow by 13,000 homes but local decisions resulted in significantly less.

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Connecticut General Statutes § 8-3(b) and § 8-30(g), Housing Needs Assessment, Connecticut Housing Finance Authority, Annual Housing Permits, CT Dept. of Economic and Community Development, Connecticut Towns Deny Thousands of Homes, CT Insider Opportunity Connecticut, CBIA Foundation, Rezoning Protest Petitions are Ripe for Reform, Mercatus Center