PARTNERSHIP FOR STRONG COMMUNITIES

*Partnership for Strong Communities promotes equitable change in Connecticut housing policy by coordinating advocacy, advancing research, and uniting diverse partners*

**TESTIMONY BEFORE THE HOUSING COMMITTEE**
**SEAN GHIO, POLICY DIRECTOR**
**PARTNERSHIP FOR STRONG COMMUNITIES**

**FEBRUARY 27, 2025**

**H.B. No. 7035 (RAISED) AN ACT PROHIBITING A MUNICIPALITY FROM IMPLEMENTING A BAN ON MULTIFAMILY HOUSING DEVELOPMENT.**

Representative Felipe, Senator Marx, Representative Scott, Senator Sampson and distinguished members of the Housing Committee, thank you for the opportunity to submit testimony today. I am Sean Ghio, Policy Director with the Partnership for Strong Communities, a statewide nonprofit research, policy and advocacy organization dedicated to ensuring everyone in Connecticut has a safe, stable home that is affordable to them in an equitable community of their choice.

**We respectfully request that the committee support H.B. 7035.**

Temporary bans on multifamily housing development are an indefensible tool to delay housing development and should be prohibited. Some municipalities have abused these temporary bans on multifamily housing development by making them less than "temporary." In Trumbull, the Planning and Zoning Commission recently voted to extend a moratorium on multifamily rental apartment developments larger than 50 units, marking the fourth consecutive year of this moratorium. Remarkably, developments of that size that are restricted to occupants 55 years or older are not included in the ban. Further, single family detached housing developments larger than 50 homes are not banned. These multifamily development bans are a convenient method to discriminate against the potential occupants of these apartments rather than the scale of the development.

These bans are used as a pretense to plan for multifamily housing development when it is clear their purpose is to delay housing development and thereby extend our ongoing housing crisis. The Zoning Enabling Act (Section 8-2) has long required local zoning regulations include "opportunities for multifamily dwellings," and "promote housing choice and economic diversity in housing," which must include opportunities for "both low and moderate income households." The

notion that a municipality only now has discovered the necessity of planning for multifamily housing development is not credible.