

ZONING CONCEPTS AND BILLS OF CONCERN

1. A gift to developers: encourages predatory high density development of market value units by relaxing building standards (traffic, sewer) while not effectively creating needed affordable or middle housing. Inclusionary building of mandated "fair share" would turn suburban downtowns into cities, doubling current housing stock.
2. Inclusivity starts by engaging ALL stakeholders - state-appointed working groups should be populated with 1) local municipal leaders from cities, suburbs & rural towns statewide and 2) soils, sanitation, conservation and environmental specialists, not just focused on housing advocates.
3. Bills create an imbalance in the legal system disadvantaging municipalities, favoring developers and granting legal standing to anyone (housing advocates, student activists, etc). Courts will be required to supervise and enforce municipal affordable housing development.
4. ONE SIZE FITS ALL zoning proposals are a free option to state, but not to local municipalities, who will be burdened by increased litigation and infrastructure costs, which will increase local property taxes.

** SEE INFO ON MORE BAD BILLS
ON CT169STRONG.ORG
BILLS TAB

HB 6611 FAIR SHARE BILL

SIGNIFICANT CONCERNS

OPEN COMMUNITIES ALLIANCE BILL

- CT169Strong.org – list of mandated “fair share” by town
- Affordable housing “fair shares” excessive - not based on **infrastructure constraints** – turns suburbs into cities
- 45 of 169 towns mandated to build at MAX CAP of 20% of all current housing stock (8-30g only requires 10%)
- **No town** can afford to build all their “fair shares”
- If towns use inclusionary zoning – builders develop 2 affordable units for every 8 market rate units - the total **existing housing stock would have to double - unrealistic**
- **Increases municipal legal exposure** -allows anyone to have legal standing – students, housing advocates.
- **Regional need must be balanced by an realistic assessment of local capacity:** sewers, soils, environmental conditions and infrastructure constraints.
- **A MAX CAP on Fair Share allocations is 20% of a town’s entire housing stock - that is not realistic.** You have to DOUBLE or TRIPLE a town’s housing stock with inclusionary housing.
- **“Aggrieved parties” in zoning cases must have legal standing** – this is a bedrock legal principal, remove the language giving legal standing to anyone(housing advocates)
- Towns must pay legal fees of prevailing parties – change this to **either prevailing party (builder or town) should be reimbursed for their legal fees.**

SB 1024 REMAINING DESEGREGATECT PLAN (SEE ALTERNATIVE COMMUNITY SEWER CAPACITY AS WELL)

OUR CONCERNS

- Sec. 4 delete, HB6107 same concepts, more clearly written. Deletes “protect air, light & prevent overcrowding” in language
- As Of Right: Accessory Dwelling Units – they are **already allowed in many towns: as of right and/or by special permit.** If the bill only states that P&Zs can decide where to allow ADUs as of right is it really needed at all?
- Working group to create opt-in form-based zoning codes.
Proper representation on the group MUST include:
 - Small town, city & suburban P&Z leaders across the state
 - Soils, sanitation, conservation and environmental specialists, **not just housing advocates**

SB1024, SEC 9-11 AND SB 961: INCREASING ALTERNATIVE COMMUNITY SEPTIC CAPACITY

SIGNIFICANT CONCERNS

- **Allows higher density development in areas without town sewer** by increasing septic gallons/day capacity – from 5,000 to 10,000 in SB961 and from 5,000 to 7,500 in SB1024
- Conservation directors, health directors & sanitation **experts were not consulted** on bill.
- The CT Dept of Health is **not adequately funded and regulations have not been written to ensure proper oversight.**
- Local municipal experts must have oversight on capacity for smart, sustainable planning given property conditions.
- **50% failure rates within 5 years** in RI & MA, and high maintenance costs have put builders in NYS out of business, creating a public health emergency as the systems fail.



**IF YOU
DON'T WANT
THIS TO
HAPPEN
TO YOUR
HOME...**

Laws have been proposed in CT to take control away from our 169 towns (YOU), and transfer power to developers (NO MORE public hearings for neighbors). Don't let the State devalue your single biggest asset - your home, by flooding our towns with luxury condos!

**W H A T
C A N I
D O ?**

GO TO
CT169strong.org
to take action!



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#KEEPZONINGLOCAL