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



**TAKE ACTION:** 



CT169Strong.org

Home ownership is the American Dream & path to creating generational wealth. Politicians in CT have proposed laws to take away LOCAL decision making from YOUR community, in ALL 169 municipalities. Collaborate with LOCAL stakeholders. STOP transfer of power to Hartford. Keep zoning decisions a LOCAL matter.

- A gift to developers: predatory "as of right" onerous high density overdevelopment market value multifamily, not single family, doubling town's housing stock with rentals, turn suburbs into cities
- Takes away local land use decision making most accountable & best equipped to make decisions
- Unworkable & relaxed building standards: no off-street parking, density, "as of right" multifamily
- Not enough affordable units only 0-20%, takes towns further away from 8-30g's 10% threshold
- "One Size Fits All" policies unworkable in 169 municipalities must consider local constraints
- Environmental impacts high density overdevelopment sewer & water overburdened, concerning alternative sewer capacity expansion, water runoff, no reservoir & natural resource protections
- UNFUNDED local infrastructure impacts: not enough classrooms, lack true mass transit, limited sewer & water infrastructure, infrequent train & bus service, congested highways & increased litigation = burdens on municipalities = <u>higher LOCAL property taxes, making CT less affordable</u>
- Legislative focus on outsized voice of housing advocates and developer lobbyists, not collaborating with LOCAL STAKEHOLDERS: 1) city, suburb & rural community municipal leaders 2) LOCAL Land Use Experts: P&Z, soils, sanitation, wetlands, water, conservation, environmental & historical preservation
- Ignoring need to reform 8-30g & support/protect naturally occurring affordable housing

Donate:





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SB985 Governor's Bill - Collaborative, true opt in, but changes are needed: 1) remove "as of right" mandate & allow special permits 2) remove Zoning Board of Appeals for approvals & restore approvals by planning and zoning, sewer, historical preservation, wetlands, water, conservation commission or board. 3) remove no off-street parking required provision – unworkable 4) amend: allow local inclusionary policy to set affordable percentage on projects in higher market value communities. AMEND BILL!

HB6781 Maj. Leader Rojas Bill - Changes 8-30j to mandate towns address equity in housing and social assets and report demographic and segregation datasets. Such broad scope goes beyond municipal role under state law. Singling out communities for dispersal based on protected characteristics is illegal under federal law and has no place under state law & municipal planning. Only reform Voucher Waitlist. Relaxes & increases alternative septic capacity and moves oversight from DEP to DPH lacking funding & technical experience (also in Alternative Sewer Expansion Bill SB1001). KILL CHANGE TO 8-30j, STUDY SEWER CAPACITY & REFORM VOUCHER ALLOCATION

**SB4 Housing Development** - Incentivized middle housing development. No tenant evictions allowed between December 1 - March 1, landlords cannot charge an application fee, can only charge actual cost of tenant screening reports. Reduce rights of landlords, creating an imbalance. **KILL EVICTION CHANGE, SUPPORT INCENTIVES** 

**HB6890 Work Live Ride (DesegCT)** - Cedes municipal decision making on density, # of units, parking, lot size, etc for development around transit to a state "coordinator" for possible grant funding. If towns do not opt in, "deprioritized" from infrastructure grant fundings (like local brownfields remediation grants, Main Street, etc.) **KILL THE BILL!** 

HB6633 Fair Share - Largest unfunded mandate on municipalities since education. Need cost estimate for every town's "fair share" <u>before</u> obligating municipalities to fund exponential development. Costs over 10 years run 100's of millions for every community, and developers/housing advocates can sue towns. If municipalities don't build "fair share" = 15 units/acre anywhere on town water & sewer and as much multifamily as well & septic can handle everywhere else - ends single family zoning. Fair Share Costs by municipality: <a href="https://tinyurl.com/CT169FairShare">https://tinyurl.com/CT169FairShare</a>. KILL THE BILL!

HB6593 Housing Authority Jurisdiction - An outsize HA can build in another municipality but needs that municipality's permission. Concern next session will add "sticks" for non-compliance. Outside HA can use voucher allocations to fund projects, use 8-30g with no consideration of infrastructure limitations & unaccountable to municipality. 8-30g Voucher #s by municipality: https://bit.ly/830gcal KILL THE BILL!



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

Politicians in CT have proposed laws to take LOCAL decision making away from YOUR community and all 169 municipalities.

YES to collaboration with LOCAL stakeholders.

NO to transferring power to developers.

Your home is your single biggest asset - keep zoning decisions a LOCAL matter.

# **CALL TO ACTION:**

1) Get Informed 2) Send Legislators Quick Petitions 3) Volunteer & Donate W H A T
C A N I
D O ?
GO TO
CT169strong.org
to take action!









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To Donate: <a href="https://bit.ly/169DONATE">https://bit.ly/169DONATE</a>

**HB6890 Work Live Ride (DesegCT)** - Cedes municipal decision making on density, # of units, parking, lot size, etc for development around transit to a state "coordinator" for possible grant funding. If towns do not opt in, "deprioritized" from infrastructure grant fundings in the future (like local brownfields remediation projects).

**SB985 Governor's Bill** - Collaborative, opt in, but changes are needed: 1) remove "as of right" mandate - allow special permits 2) remove Zoning Board of Appeals for approvals & restore approvals by planning and zoning, sewer, historical preservation, wetlands, water, conservation commission or board. 3) remove no off-street parking required provision – unrealistic 4) amend: improve percentage affordable in projects

**HB6633 Fair Share** - Largest unfunded mandate on municipalities since education. Need cost estimate for every town's "fair share" <u>before</u> obligating municipalities to fund exponential development. Costs over 10 years run 100's of millions for every community, and developers/housing advocates can sue towns. If municipalities don't build "fair share"=15 units/acre anywhere on town water & sewer and as much multifamily as well & septic can handle everywhere else - ends single family zoning. Fair Share Costs: <a href="https://tinyurl.com/CT169FairShare">https://tinyurl.com/CT169FairShare</a>

**HB 6781 Rojas Omnibus Bill -** Mandates towns address equity in housing and social assets in 8-30j for their communities and report demographic and segregation datasets. Such broad scope goes beyond municipal role under state law. Singling out communities for dispersal based on protected characteristics is illegal under federal law and should have no place under state law or municipal planning. Relaxes & increases alternative septic capacity and moves oversight from DEP to DPH lacking funding & technical experience.

HB6593 Housing Authority Jurisdiction - An outsize HA can build in another municipality but needs that municipality's permission. Concern that next year's session will require opt in or "sticks" for non-compliance. Outside HA can use housing voucher allocations to fund projects, utilize 8-30g, no consideration of existing infrastructure constraints & not accountable to local community. 8-30g Voucher Count: https://bit.ly/830gcalc

**SB1001 Sewer Expansion** - Increases alternative sewer capacity to 10K & oversight from DEP to DPH which lacks funding & technical experience.

**SB4 Housing Development** - Incentivized middle housing development. No tenant evictions allowed between December 1 - March 1, landlords cannot charge an application fee, can only charge actual cost of tenant screening reports. These reduce landlord's rights, creating an imbalance.

Read White Paper "Fallacy of the 8-30g 10% Calculation" https://bit.ly/830gWhite-Paper

# BOTTOM LINE, THE CONCERNS WITH THESE BILLS ARE:

- A gift to developers: with predatory "as of right" onerous <u>high density overdevelopment of market value</u> <u>multifamily rental units, not single family homes</u>, doubling housing stock & turning suburbs into small cities
- Taking away local decision making from those best equipped to make sound land use decisions
- Unworkable relaxing of building standards: parking limitations, density, environmental, "as of right" concerns
- Not enough affordable units <10%, takes towns further away from 8-30g threshold
- "One Size Fits All" policies are not workable in all 169 municipalities, must consider local constraints
- <u>Environmental impacts</u> from high density overdevelopment water runoff, sewers overburdened, no consideration of capacity in setting units or protection of reservoirs, natural resources, watershed, aquifers
- <u>UNFUNDED local infrastructure impacts</u> (not enough classrooms, limited sewer & water, infrequent train & bus service, congested highways & increased litigation) result in <u>higher property taxes making CT less affordable</u>
- Legislators only listening to the outsized voices of housing advocates and developer lobbyists, <u>not</u>
   <u>collaborating with STAKEHOLDERS</u>: 1) LOCAL municipal leaders in cities, suburbs & rural towns 2) LOCAL
   P&Zs, soils, sanitation, wetlands, conservation, environmental, water & historical specialists

CT169STRONG.ORG: SEND QUICK PETITIONS TO LEGISLATORS, WRITE LTEs, DONATE

### CT169STRONG

# SUBMIT TESTIMONY AGAINST THE "DIRTY DOZEN" BAD ZONING BILLS

**HB6890 Work Live Ride (DesegCT)** - Cedes municipal decision making on density, # of units, parking, lot size, etc for development around transit to a state "coordinator" for possible grant funding. If towns do not opt in, "deprioritized" from infrastructure grant fundings in the future (like local brownfields remediation projects)

**SB1411 Old 2022 DesegCT Bill -** "As of right" high density overdevelopment of residential apts in ½ mile around any rapid transit bus or train station. First in developers build as many units and as high until the ½ mile transit areas have OVERALL AVG DENSITY of 15 UNITS /ACRE. Onerous density, with no off-street parking allowance and limited affordability <10%.

**SB985 Governor's Bill** - Collaborative, opt in, but changes are needed: 1) remove "as of right" mandate - allow special permits 2) remove Zoning Board of Appeals for approvals & restore approvals by planning and zoning, sewer, historical preservation, wetlands, water, conservation commission or board. 3) remove no off-street parking required provision – unrealistic 4) amend: improve percentage affordable in projects

**HB6633 Fair Share -** Largest unfunded mandate on municipalities since education. Need cost estimate for every town's "fair share" <u>before</u> obligating municipalities to fund exponential development. Costs over 10 years run 100's of millions for every community, and developers/housing advocates can sue towns. If municipalities don't build "fair share" = 15 units/acre anywhere on town water & sewer and as much multifamily as a well & septic can handle everywhere else - ends single family zoning.

**HB6593 Housing Authority Jurisdiction -** Any Housing Authority can build in another town without getting their approval.

**HB 6781 Rojas Omnibus Bill** - Mandates towns address equity in housing and social assets for their communities and report demographic and segregation datasets. Such broad scope goes beyond municipal role under state law. Singling out communities for dispersal based on protected characteristics is illegal under federal law and should have no place under state law or municipal planning. Relaxes & increases alternative septic capacity and moves oversight to state entity lacking funding & experience.

**SB1001 Sewer Expansion** - Increases alternative sewer capacity to 10K & moves oversight to state entity lacking funding & experience.

SB4 Renter Rights - Create rent caps and reduces landlord's rights, creating an imbalance

**SB915 Zoning Board of Appeals** - Grants variance, take project decision making away from P&Z Commissions

**SB1049 Housing Vouchers -** Reform voucher allocations & allow greater portability not just centralize waitlists

SB909 Right to Housing - Illegal Aliens also included in right to housing

HB6650 Beach Access - Limits what municipality charges for public non-resident beach access

**SB907 Fair Rent Commission -** Unfunded mandate to create rent commission in towns > 10K population

### SUBMIT TESTIMONY AGAINST THE "DIRTY DOZEN" BAD ZONING BILLS

**HB6890 Work Live Ride (DesegCT)** - Cedes municipal decision making on density, parking, lot size, etc for development around transit to a state "coordinator" to submit for grant funding. If towns do not participate, "deprioritized" from infrastructure grant fundings in the future (like brownfields remediation).

**SB1411 Old 2022 DesegCT Bill** - Allows "as of right" high density overdevelopment of residential apts in ½ mile around any rapid transit bus or train station. First in developers can build as many units and as high until the ½ mile transit areas have OVERALL AVG DENSITY of 15 UNITS /ACRE. This is onerous density, with no off-street parking allowance and limited affordability <10%.

**SB985 Governor's Bill** - Collaborative, but changes are needed: 1) remove "as of right" mandate - allow special permits 2) remove Zoning Board of Appeals for approvals & restore approvals by planning and zoning, sewer, historical preservation, wetlands, water, conservation commission or board. 3) remove no off-street parking required provision – unrealistic 4) amend: improve percentage affordable in projects

**HB6633 Fair Share** - Largest unfunded mandate on municipalities since education. Need cost estimate for every town's "fair share" <u>before</u> obligating municipalities to underwrite such exponential development. Costs over 10 years run 100's of millions for every community, and the bill allows developers/housing advocates to sue towns. Ends single family areas if municipalities don't build "fair share" = 15 units/acre anywhere on town water & sewer and as much multifamily as well & septic can handle everywhere else.

HB6593 Housing Authority Jurisdiction - Any Housing Authority can build in another town w/out their approval.

**HB 6781 Rojas Omnibus Bill -** Mandates towns report demographic and segregation datasets and address equity in housing & social assets for their communities - not a municipal role & violates Federal Fair Housing laws. Increases alternative septic capacity & moves oversight to state entity lacking funding & experience.

**SB1001 Sewer Expansion** - Increases alternative sewer capacity to 10K & moves oversight to state entity lacking funding & experience.

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## **CONCERNING AND ONEROUS BILL CONCEPTS PROPOSED BY LEGISLATORS:**

- A gift to developers: predatory high density overdevelopment of market value multifamily by relaxing building standards ("as of right", limiting parking, sewer capacity, no public hearings) with few affordable units. Onerous density turns suburbs into cities, doubling total housing stock with market value high density apartments only-no single family
- Noncompliance ends single family in every part of municipalities & "deprioritizes" infrastructure grants.
- Bills create a legal system imbalance disadvantaging municipalities granting legal standing & awarding damages to developers & housing advocates. Courts will be required to supervise and enforce affordable housing development mandates.
- "One Size Fits All" policy has anticipatable consequences on municipalities (not the state): environmental impacts, too few classrooms, limited sewer & water infrastructure, infrequent local train & bus service, more traffic & increased litigation = higher local property taxes, making CT less affordable
- Better legislation must start by engaging LOCAL stakeholders legislators must collaborate with: 1) LOCAL municipal leaders in cities, suburbs & rural towns of all sizes statewide 2) LOCAL P&Zs, soils, sanitation, wetlands, conservation, environmental, water & historical specialists. They are the true stewards of land use not the outsized voice of housing advocates and developer lobbyists.

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### ZONING CONCEPTS

- A gift to developers: predatory high density overdevelopment of market value multifamily by relaxing building standards ("as of right", limiting parking, sewer capacity, no public hearings) with few affordable units. Onerous density turns suburbs into cities, doubling total housing stock with market value apts only-no single family
- Noncompliance ends single family zones in every part of municipalities & "deprioritizes" them for infrastructure grants.
- Bills create a legal system imbalance disadvantaging municipalities granting legal standing & awarding damages to developers & housing advocates. Courts will be required to supervise and enforce affordable housing development mandates.
- "One Size Fits All" policy has anticipatable consequences on municipalities (not the state): environmental impacts, too few classrooms, limited sewer & water infrastructure, infrequent local train & bus service, more traffic & increased litigation = higher local property taxes, which makes CT less affordable
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LEARN MORE: CT169STRONG.ORG

### "DIRTY DOZEN" BAD ZONING BILLS

**HB6890 Work Live Ride (DesegCT)** - Cedes municipal decision making on # of units, density, parking, lot size, etc. for development around 1/2 mile of transit to a state "coordinator" to submit for grant funding. If towns do not participate, "deprioritized" from infrastructure grant fundings in the future (like brownfields remediation).

SB1411 Old 2022 DesegCT Bill – allows "as of right" high density overdevelopment of residential apts in ½ mile around any rapid transit bus or train station. First in developers can build as many units and as high until the ½ mile transit areas have OVERALL AVG DENSITY of 15 UNITS /ACRE. This is onerous density, with no off-street parking allowance and limited affordability <10%.

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SB4 Renter Rights - create rent caps and laxes landlord's rights

**SB915 Zoning Board of Appeals** -grants variance, takes project decision making away from Planning & Zoning Commissions

SB1049 Housing Vouchers Reform voucher allocation & waitlists

SB909 Right to Housing - Illegal Aliens also included

**HB6650 Beach Access** - Limits charges for public beach access

SB907 Fair Rent Commission - mandate towns > 10K population