

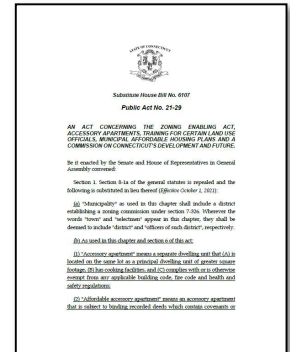
SYNOPSIS OF 2021 LEGISLATIVE PROPOSALS RELATED TO HOUSING

Overview

The Town of Glastonbury is preparing a housing plan for the community as required by the Connecticut General Statutes (CGS Section 8-30j).

This booklet is intended to provide an overview of housing-related proposals considered during the 2021 legislative session.

Public Act 29-21



1. Housing-Related Purposes - Requires that zoning regulations shall:
 - a. Promote housing choice and economic diversity in housing, including housing for both low and moderate income households.
 - b. Provide for the development of housing opportunities, including opportunities for multifamily dwellings, consistent with soil types, terrain and infrastructure capacity, for all residents of the municipality and the planning region in which the municipality is located.
 - c. Expressly allow the development of housing which will meet the housing needs identified in the state's consolidated plan for housing and community development ... and in the housing component and the other components of the state plan of conservation and development.
 - d. Affirmatively further the purposes of the federal Fair Housing Act.
 - e. Address significant disparities in housing needs and access to educational, occupational, and other opportunities.
 - f. Consider the impact of permitted land uses on contiguous municipalities and on the planning region... in which such municipality is located.
2. Zoning Considerations:
 - a. Removes "prevent the overcrowding of land and avoid undue concentration of population" as a zoning purpose.
 - b. Removes consideration of "conserving the value of buildings" as a zoning purpose.
 - c. Replaces "reasonable consideration as to the character of the district" with "reasonable consideration as to the physical site characteristics of the district".
3. Minimum Floor Area:
 - a. Prohibits the establishment of a minimum floor area for any dwelling unit that is greater than the minimum floor area set forth in the applicable building, housing, or other code.

4. Multi-Family Limitations:
 - a. Prohibits placing a fixed numerical or percentage cap on the number of dwelling units that may be permitted in the municipality by multifamily housing over four units, middle housing, or mixed-use development.

5. Accessory Dwelling Units (ADU):
 - a. By January 1, 2023, zoning is required to allow one ADU alongside or within a single-family house:
 - According to lot coverage and setback rules for single-family homes,
 - Without the need for a public hearing or special permit.
 - b. Municipalities may opt out of this provision with approval of both the PZC and the Town Council.
 - c. ADUs connected to the primary dwelling's septic system shall not be considered a "community wastewater system" for regulatory purposes.

6. Parking Requirements:
 - a. Prohibits requiring more than;
 - One parking space for each studio or one-bedroom dwelling unit or
 - Two parking spaces for each dwelling unit with two or more bedrooms
 - b. Municipalities may opt out of this provision with approval of both the PZC and the Town Council.

7. Prohibitions - Prohibits zoning regulations from being applied to deny any land use application on the basis of:
 - a. A district's character, unless such character is expressly articulated in such regulations by clear and explicit physical standards for site work and structures, or
 - b. The immutable characteristics, source of income or income level of any applicant or end user, other than age or disability whenever age-restricted or disability-restricted housing may be permitted.

8. Evaluation of Transportation-Related Impacts:
 - a. Allows municipalities to measure traffic impacts by estimates of vehicle miles traveled (VMT) or vehicle trips generated by the proposed development, instead of or in addition to the standard "Level of Service" process.
 - b. Allows consideration of traffic mitigation strategies such as reducing the amount of required parking, or incorporating infrastructure for bicyclists, pedestrians, and transit riders.

9. Application Fees / Review Fees:
 - a. Municipalities are authorized to enact regulations allowing fees to cover the cost of necessary technical consultants.
 - b. Directs that application review fees for applications for multifamily housing and/or 8-30g housing must not be disproportionately high compared to fees charged for applications for single-family housing.

10. Commission on Connecticut's Housing Development and Future:
 - a. Establishes a temporary commission to evaluate policies related to land use, conservation, housing affordability, and infrastructure.

Other Legislative Proposals

A variety of other proposals were submitted or raised by the General Assembly but did not make it through the process. Some of these housing concepts may resurface in future sessions (variations of concepts incorporated in PA 21-29 not repeated):

	SB 804	SB 1024	SB 1025	SB 1027	HB 6107	HB 6570	HB 6611	HB 6613
1. Addressing land within radius of transit stations, primary commercial center, main street corridor, etc.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>
2. Allow / require "missing middle housing"	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>						<input checked="" type="checkbox"/>
3. Grants "housing unit equivalent points" for accessory dwelling units or Town approval of 8-30g developments	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>				
4. Prohibiting special permit or zone change review of multi-family housing	<input checked="" type="checkbox"/>							
5. Modifies sewage provisions related to housing	<input checked="" type="checkbox"/>							
6. Make other agencies (IWC, WPCA, etc.) subject to CGS 8-30g	<input checked="" type="checkbox"/>							
7. Allow award of attorney fees to person appealing 8-30g decision	<input checked="" type="checkbox"/>							
8. Allow court-ordered injunction of zoning regulations for non-compliance with CGS		<input checked="" type="checkbox"/>						
9. Establish statewide licensing program for short-term rentals			<input checked="" type="checkbox"/>					
10. No longer require super-majority for zone change opposed by 20% of residents				<input checked="" type="checkbox"/>				
11. Establish ways to encourage/require compliance with affordable housing plans					<input checked="" type="checkbox"/>			
12. Preparation of "fair share" housing allocation by OPM / local compliance / penalties							<input checked="" type="checkbox"/>	

