

For Immediate Release

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### **Housing Advocates: Housing and Zoning Reform Bill a Success but More Work To Do**

Housing advocates are praising the passage of a statewide housing and zoning reform bill, H.B. 6107, by the Connecticut legislature on Thursday. The bill, which was inspired by a long and ongoing conversation about the role of zoning in preventing housing diversity and maintaining residential segregation in Connecticut, passed the Senate with a 23-13 vote and awaits the Governor's signature.

The bill includes several changes to Connecticut's zoning enabling act, including legalizing in-law apartments (or "accessory dwelling units") by right unless towns submit to an opt-out process. The bill also requires Planning & Zoning Commissioners to receive training every other year and creates a commission charged with, among other issues, developing guidance on how municipalities can comply with mandated local affordable housing plans.

Despite the passage of H.B. 6107, housing advocates and legislators alike emphasize that more substantive change is needed to change Connecticut's current residential inequality.

"The legislature's passage of H.B. 6107 is a step forward for housing opportunity in Connecticut. There is much work still to do to ensure that every resident has a safe, stable place to call home in a more equitable state," said Kiley Gosselin, Executive Director of the Partnership for Strong Communities. "We look forward to working with our partners and legislative leaders to continue to advance that goal."

H.B. 6107 was supported by a broad coalition of housing advocates in Connecticut, including the HOMEConnecticut Campaign for affordable housing in the state. The HOMEConnecticut 2021 Legislative Agenda included many proposals which were included in H.B. 6107, including mandating training for planning & zoning commissioners and legalizing ADUs as of right.

"For years, Connecticut has been called the land of steady habits, but the state's deep inequalities and the need for economic growth have made it time for change," said Sean Ghio, Policy Director of the Partnership for Strong Communities. "The HOMEConnecticut campaign and its many partners have been working on aspects of this bill for more than 5 years. Today's passage of H.B. 6107 is the culmination of much hard work and compromise, but it is not the end."

The HOMEConnecticut Campaign is staffed and managed by the Partnership for Strong Communities. Since 2006, the HOMEConnecticut campaign has brought together more than 100 diverse stakeholders, including housing advocates, non-profit organizations, business leaders, lenders, nonprofit and private housing developers, and builders who care about ensuring every resident has a safe, stable place to call home.

HOMEConnecticut works to end Connecticut's affordable housing shortage with the goal to ensure that all Connecticut residents have access to a range of affordable housing choices in all communities in the state.

The HOMEConnecticut 2021 legislative agenda is endorsed by the group's Advisory Committee, comprised of the following individuals:

- Fionnuala Darby-Hudgens, Connecticut Fair Housing Center
- Erin Kemple, Connecticut Fair Housing Center
- John Guskowski, Connecticut Chapter of the American Planning Association
- Timothy Hollister, Hinckley, Allen & Snyder LLP
- Jim Horan, Local Initiatives Support Corporation
- Melvyn Colon, Southside Institutions Neighborhood Alliance
- Melissa Kaplan-Macey, Regional Plan Association
- Hiram Peck, Planner for the Town of Avon
- Jim Perras, Home Builders & Remodelers Association of Connecticut
- Raphael Podolsky, Connecticut Legal Services
- Anika Singh Lemar, Ludwig Center for Community and Economic Development at Yale Law School
- Rebecca Allen, Melville Charitable Trust
- Carla Weil, Capital for Change, Inc.
- Christie Stewart, Fairfield County's Center for Housing Opportunity
- Gregory Ugalde, T&M Building Co., Inc.
- Chris Senecal, Hartford Foundation for Public Giving
- Julian Pierce, Fairfield County's Community Foundation

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