



Ending Housing Segregation Step 1:

Step 1: Plan for desegregation and greater housing choice.

A. Develop projections of regional affordable housing needs.

Sec. 8-37t. State's consolidated plan for housing and community development. (a) The Commissioner of Housing, in consultation with the Connecticut Housing Finance Authority and other state agencies involved in the provision of housing to lower income populations, shall prepare the state's consolidated plan for housing and community development in accordance with 24 CFR Part 91, as amended from time to time, and Title VIII of the Civil Rights Act of 1968, 42 U.S.C. 3601–3619.

Change: Expands the applicability of the consolidated plan to agencies that are involved in the provision of housing, in addition to DOH and CHFA.

(b) The consolidated plan shall state specific housing production numerical regional recommendations for meeting the housing needs of demographic groups identified in accordance with 24 CFR Part 91 and also families with children, households in need of supportive housing, single-mother, single-father, and other caregiver one-parent households, and families with mobility disabilities as defined by the U.S. Census, (c) The consolidated plan shall delineate a strategy, including identifying dedicated resources, to meet the goals articulated in (b). For the purpose of this statute, regions shall be defined by the Department of Housing pursuant to section 8-37bb(d).

Change: Creates an obligation for DOH to generate fair share allocations by region and outline a strategy for reaching the identified goals.

B. Require towns to plan for reaching their recommended apportionment of regional housing need.

Sec. 8-23. Preparation, amendment or adoption of plan of conservation and development. (a)(1) At least once every ten years, the commission shall prepare or amend and shall adopt a plan of conservation and development for the municipality. Following adoption, the commission shall regularly review and maintain such plan. The commission may adopt such geographical, functional or other amendments to the plan or parts of the plan, in accordance with the provisions of this section, as it deems necessary. The commission may, at any time, prepare, amend and adopt plans for the redevelopment and improvement of districts or neighborhoods which, in its judgment, contain special problems or opportunities or show a trend toward lower land values.

(2) If a plan is not amended decennially, the chief elected official of the municipality shall submit a letter to the Secretary of the Office of Policy and Management and the Commissioners of Transportation, Environmental Protection and Economic and Community Development that explains why such plan was not amended. A copy of such letter shall be included in each application by the municipality for discretionary state funding submitted to any state agency.

(3) Notwithstanding any provision of subdivisions (1) and (2) of this subsection, no commission shall be obligated to prepare or amend a plan of conservation and development for such municipality from July 1, 2010, to June 30, 2014, inclusive.

(b) On and after the first day of July following the adoption of the state Conservation and Development Policies Plan 2013-2018, in accordance with section 16a-30, a municipality that fails to comply with the requirements of subdivisions (1) and (2) of subsection (a) of this section shall be ineligible for discretionary state funding unless such prohibition is expressly waived by the secretary, except that any municipality that does not prepare or amend a plan of conservation and development pursuant to subdivision (3) of subsection (a) of this section shall continue to be eligible for discretionary state funding unless such municipality fails to comply with the requirements of said subdivisions (1) and (2) on or after July 1, 2015.

(c) In the preparation of such plan, the commission may appoint one or more special committees to develop and make recommendations for the plan. The membership of any special committee may include: Residents of the municipality and representatives of local boards dealing with zoning, inland wetlands, conservation, recreation, education, public works, finance, redevelopment, general government and other municipal functions. In performing its duties under this section, the commission or any special committee may accept information from any source or solicit input from any organization or individual. The commission or any special committee may hold public informational meetings or organize other activities to inform residents about the process of preparing the plan.

(d) In preparing such plan, the commission or any special committee shall consider the following: (1) The community development action plan of the municipality, if any, (2) the need for affordable housing, (3) the need for protection of existing and potential public surface and ground drinking water supplies, (4) the use of cluster development and other development patterns to the extent consistent with soil types, terrain and infrastructure capacity within the municipality, (5) the state plan of conservation and development adopted pursuant to chapter 297, (6) the regional plan of conservation and development adopted pursuant to section 8-35a, (7) physical, social, economic and governmental conditions and trends, (8) the needs of the municipality including, but not limited to, human resources, education, health, housing, recreation, social services, public utilities, public protection, transportation and circulation and cultural and interpersonal communications, (9) the objectives of energy-efficient patterns of development, the use of solar and other renewable forms of energy and energy conservation, (10) protection and preservation of agriculture, and (11) sea level change scenarios published by the National Oceanic and Atmospheric Administration in Technical Report OAR CPO-1.

(e) (1) Such plan of conservation and development shall (A) be a statement of policies, goals and standards for the physical and economic development of the municipality, (B) provide for a system of principal thoroughfares, parkways, bridges, streets, sidewalks, multipurpose trails and other public ways as appropriate, (C) be designed to promote, with the greatest efficiency and economy, the coordinated development of the municipality and the general welfare and prosperity of its people and identify areas where it is feasible and prudent (i) to have compact, transit accessible, pedestrian-oriented mixed use development patterns and land reuse, and (ii) to promote such development patterns and land reuse, (D) recommend the most desirable use of land within the municipality for residential, recreational, commercial, industrial, conservation, agricultural and other purposes and include a map showing such proposed land uses, (E) recommend the most desirable density of population in the several parts of the municipality, (F) note any inconsistencies with the following growth management principles: (i) Redevelopment and revitalization of commercial centers and areas of mixed land uses with existing or planned physical infrastructure; (ii) expansion of housing opportunities and design choices to accommodate a variety of household types and needs; (iii) concentration of development around transportation nodes and along major transportation corridors to support the viability of transportation options and land reuse; (iv)

conservation and restoration of the natural environment, cultural and historical resources and existing farmlands; (v) protection of environmental assets critical to public health and safety; and (vi) integration of planning across all levels of government to address issues on a local, regional and state-wide basis, (G) make provision 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, as designated by the Secretary of the Office of Policy and Management under section 16a-4a, (H) promote housing choice and economic diversity in housing, including housing for both low and moderate income households, and encourage the development of housing which will meet the housing needs identified in the state’s consolidated plan for housing and community development prepared pursuant to section 8-37t and in the housing component and the other components of the state plan of conservation and development prepared pursuant to chapter 297, and (I) consider allowing older adults and persons with a disability the ability to live in their homes and communities whenever possible. Such plan may: (i) Permit home sharing in single-family zones between up to four adult persons of any age with a disability or who are sixty years of age or older, whether or not related, who receive supportive services in the home; (ii) allow accessory apartments for persons with a disability or persons sixty years of age or older, or their caregivers, in all residential zones, subject to municipal zoning regulations concerning design and long-term use of the principal property after it is no longer in use by such persons; and (iii) expand the definition of “family” in single-family zones to allow for accessory apartments for persons sixty years of age or older, persons with a disability or their caregivers. In preparing such plan the commission shall consider focusing development and revitalization in areas with existing or planned physical infrastructure. For purposes of this subsection, “disability” has the same meaning as provided in section 46a-8.

(f) Any revision or updates made to municipal Plans of Conservation and Development after October 1, 2018, shall include (1) an assessment of municipal and regional racial and ethnic composition, (2) an assessment of an appropriate percentage of the regional affordable housing need that will be met within the municipality, (3) an assessment of an appropriate percentage of the regional handicapped or disability accessible or adaptable housing need, as defined by 42 USC 3602 and 42 USC 3604 that will be met within the municipality, (4) if the recommended percentage of the regional housing needs identified in (i)(a)(1) and (i)(a)(2) do not exist within the municipality, a delineation of the barriers to meeting that need and the steps and timeline the municipality will follow to overcome the identified barriers, meet the need, and affirmatively furthers fair housing within ten years in accordance with Title VIII of the Civil Rights Act of 1968, 42 U.S.C. 3601–3619.

Change: Adds additional requirements for municipal Plans of Conservation and Development to (1) report racial demographics, (2) assess an appropriate amount of the regional housing need to host, (3) outline a plan to reaching housing need goals, and (4) identify barriers to meeting that need.

C. Involve the state and other stakeholders in developing regional housing need estimates for towns.

Sec. 16a-35i. Plan to include goals for affirmatively furthering fair housing.

(a)The Office of Policy and Management, in consultation with the Department of Housing, regional Councils of Government, and state civil rights and housing experts, shall amend the state plan of conservation and development adopted pursuant to this chapter to include therein (1) an explicit statement of regional estimates for meeting the affordable housing needs of the state as defined in CGS Sec. 8-37t [AS AMENDED] and the need for handicapped accessible or adaptable housing as defined by 42 USC 3602 and 42 USC and (2) delineate specifically how the state will affirmatively further fair housing in compliance with Title VIII of the Civil Rights Act of 1968, 42 U.S.C. 3601–3619.

Change: Requires OPM, in consultation with DOH, Councils of Government, and civil rights and housing experts, to develop regional estimates and outline a plan for affirmatively furthering fair housing.