



2024 – HB5335: An Act Concerning the Development of Middle Housing

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Public Hearing Date: Click 3/5/2024, 11AM Support or Oppose: OPPOSE

Bill Number: Click HB 5335 Bill Language:

[https://www.cga.ct.gov/2024/TOB/H/PDF/2024HB-05335-R00-HB.PDF?ct=t\(EMAIL_CAMPAIGN_8_29_2023_10_58_COPY_01\)](https://www.cga.ct.gov/2024/TOB/H/PDF/2024HB-05335-R00-HB.PDF?ct=t(EMAIL_CAMPAIGN_8_29_2023_10_58_COPY_01))

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Section 2. State towns MAY adopt zoning regulations for “as of right” development of middle housing on any lot which is zoned for commercial, residential or mixed-use development where there is public sewer and water system. Those that adopt the zoning regulations will receive HUE points towards 8-30g based on what is built in the area. In addition, the HUE points were added to recognize middle housing development “as of right” :

1. 8-30g units at 80% of median income are only rewarded 0.25 HUE point.
2. Middle housing allowed as of right = 0.25 HUE point NEW
3. Family units at 80% of median income = 1 HUE point owner, 1.5 HUE points rental
4. Family units at 60% of median income = 1.5 HUE points owner, 2 HUE points rental
5. Family units at 40% of median income = 2 HUE points owner, 2.5 HUE points rental
6. Elderly at 80% of median income = 0.5 HUE point
7. Mobile Home 80% of median income = 1.5 HUE points; Mobile Home at 60% of median income = 2 HUE points; and the remaining units are at 0.25 HUE points

SUPPORT providing HUE points for middle housing development is a great incentive towards addressing that exists for middle housing HUE points are meant to incentivize municipalities to develop housing and as a way to seek a moratorium from 8-30g.

OPPOSE requiring municipalities to first permit “as of right” development of middle housing as municipalities will be likely to change their zoning regs to take advantage of these HUE points towards development. It is a fallacy to presume that special permits prevent middle housing development since special permits must have clear standards. In order make this bill be more effective, we recommend passing this legislation without as of right development as there is no evidence that proves an “as of right” process leads to more affordable or middle housing development.

SUPPORT increasing HUE points for Senior Housing - development is discriminated against by continuing to only allow 0.5 HUE point. There is demand for senior housing and smaller units and reports show that older seniors are not downsizing and instead choosing to stay in their homes. Encouraging more middle housing development would potentially allow larger homes currently owned by seniors to be sold when they downsize to middle housing and thereby free up larger single family homes for families. Senior citizens volunteer in their local communities and the state should provide incentive to help keep them in CT. In addition, seniors have different needs over time and that is expensive to accommodate, so providing only one-half HUE point is not accounting for additional expenditures that may occur in order to meet senior accessibility needs.