



DEPARTMENT OF HOUSING INTRODUCES STATEWIDE INCLUSIONARY ZONING PROPOSAL

New law will increase affordable housing in all 169 cities and towns—helping to attract young people, offer working families more stability, and giving senior citizens more retirement options

(HARTFORD, CT) – Today, Department of Housing (DOH) Commissioner Evonne M. Klein testified before the legislature’s Planning and Development Committee in strong support of [HB 7298: An Act Concerning Inclusionary Zoning](#). This bill, introduced at the request of DOH, is a first-of-its-kind statewide proposal that will help to increase affordable housing opportunities in all 169 Connecticut communities. Inclusionary zoning is a local tool and it already exists in twenty-nine municipalities. HB 7298 will enact zoning changes that requires new housing developments to include units for low- and moderate-income residents. Ensuring access to a diverse stock of housing will attract a strong workforce, and it will benefit individuals and families of all ages, including seniors, by helping them to remain in the community in which they’ve lived for decades.

“As a former First Selectman, I understand the challenges local leaders face, meeting the needs of their residents while keeping an eye towards economic development,” said DOH Commissioner Klein. “As I’ve traveled the state, many chief elected officials and their staff continue to express the need for more affordable housing in their municipalities. Yet, in order to increase their affordable housing stock, they need effective tools. I’m pleased that the Planning and Development Committee has raised this bill. Enacting statewide inclusionary zoning is not only an effective tool, but also is an essential step in the right direction towards attracting and retaining a strong workforce as well as providing affordable housing options for our young people and our senior citizens.”

This bill would establish new standards for the development of multifamily housing in the State of Connecticut. By ensuring that a certain percentage of multifamily units are affordable, in developments that will have five or more units.

Some of the provisions of HB 7298 would include:

- Reserving a set percentage of units in all newly created multifamily developments, with five or more units, as affordable to person’s making below the Area Median Income (AMI).
 - These units will be open to individuals and families making between 30% - 80% of AMI.
 - [This chart](#) breaks down the income levels that would qualify an individual or family to be able to live in these affordable units.
- Allow the Department of Housing to prioritize its funding, to help build these affordable units.
- Ensure that affordable units created as a result of this proposal are equally assimilated into the development with the market rate units.
- Allow municipalities to establish a local housing trust fund for the creation of affordable housing.

Affordable units created under this proposal would be occupied by people ranging in income and demographics. For young adults with college degrees, who are carrying student debt, this proposal will create more affordable housing opportunities and help to offer some relief. Middle class families with children who are burdened by high housing costs, will have the opportunity to become more stable as affordable units increase. And senior citizens will have more affordable options within the community they've lived for decades. Connecticut will benefit as a whole from the passage of this new law.

*[Commissioner Klein's testimony on HB 7298 can be found here](#)

*[Statewide income guidelines can be found here](#)

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