

Ten Actions to Grow Your Town's Affordable Housing Supply

There are many actions residents and local officials can take to grow the number of affordable homes in their community that will also increase the number of assisted housing units in their town for purposes of Section 8-30g. Here are ten to consider.

1. Advocate for increased state funding for affordable housing construction. State government has committed hundreds of millions of dollars toward affordable housing construction in recent years through bonding authorizations, including \$150 million in this year's budget.
2. Create a local housing trust that can support development by a local housing authority or other nonprofit affordable housing developers.
3. Modify local zoning to lower minimum lot size requirements. Homes built on smaller lots are an effective means of reducing housing costs. Land costs in Connecticut are a significant driver of housing costs. Less expensive homes are great opportunities for homebuyers with CHFA mortgages and renters with mobile housing vouchers.
4. Modify zoning to permit the construction of lower cost housing types for homeownership and rental – condominiums, duplexes, triplexes, smaller single-family homes on small lots, and single-family conversions are all great options for first-time homebuyers and renters with mobile housing vouchers.
5. Advocate for the expansion of Connecticut mobile housing voucher program – the Rental Assistance Program (RAP) – to reduce the number of residents spending unsustainable amounts of their income on housing costs. Every municipality in Connecticut has a significant number of residents that struggle with affording a home and that would benefit from expanded access to RAP housing vouchers.
6. Dedicate town owned land to affordable housing development – lowering the cost of affordable housing development while maintaining control over the choice of developer and directing housing development where town infrastructure and services can best support it.
7. Advocate for state owned land to be set aside for affordable housing development. A donation of state land removes a significant driver of housing cost from an affordable housing development.
8. Implement an affordable housing density bonus program. Density bonuses allow an increase in dwellings/acre and/or height in specific zoning districts when a developer includes affordable housing units in a proposal.
9. Target existing community development funds to rehabilitate and deed restrict existing housing – proven to improve housing quality and expand affordable housing without new construction
10. Create an incentive housing zone (IHZ) – a zoning overlay that allows increased housing density in exchange for creating mixed-income housing. The program provides municipalities with control over the location, amount, type, and design of the homes created. Incentive payments from the state to municipalities are made when the zone is approved and again when housing is built.