



TESTIMONY
of the
CONNECTICUT CONFERENCE OF MUNICIPALITIES
to the
HOUSING COMMITTEE

February 8, 2011

CCM is Connecticut's statewide association of towns and cities and the voice of local government - your partners in governing Connecticut. Our members represent over 93% of Connecticut's population. We appreciate this opportunity to provide testimony to you on issues of concern to towns and cities.

- **Proposed House Bill 5134** *"An Act Concerning Affordable Housing."*
- **Proposed House Bill 5135** *"An Act Exempting Certain Municipalities from the Affordable Housing Land Use Appeals Procedure."*
- **Proposed House Bill 5426** *"An Act Concerning Accessory Apartments and Affordable Housing."*
- **Proposed House Bill 5526** *"An Act Repealing the Affordable Housing Land Use Appeals Process."*
- **Proposed House Bill 5786** *"An Act Concerning Affordable Housing."*
- **Proposed House Bill 5026** *"An Act Concerning Affordable Housing."*
- **Proposed House Bill 5028** *"An Act Concerning Exempting Certain Property from the Affordable Housing Appeals Procedure."*
- **Proposed House Bill 5075** *"An Act Concerning Affordable Housing."*
- **Proposed Senate Bill 300** *"An Act Concerning Affordable Housing Land Use Appeals Process."*
- **Proposed Senate Bill 301** *"An Act Concerning Tax Abatements for Certain Affordable Housing Units."*
- **Proposed Senate Bill 302** *"An Act Reforming the Affordable Housing Land Use Appeals Procedure."*
- **Proposed Senate Bill 303** *"An Act Concerning Affordable Housing."*
- **Proposed Senate Bill 304** *"An Act Concerning the use of HUD Criteria in Affordable Housing."*
- **Proposed Senate Bill 306** *"An Act Concerning Certificates of Affordable Housing Completion."*
- **Proposed Senate Bill 307** *"An Act Concerning Certain Requirements for Affordable Housing."*
- **Proposed Senate Bill 468** *"An Act Amending the Affordable Housing Land Use Appeals Process."*
- **Proposed Senate Bill 606** *"An Act Concerning the Location of Affordable Housing Units."*

The Connecticut Conference of Municipalities appreciates the opportunity to discuss the Affordable Housing Land Use Appeals Act (CGS Section 8-30g) and other affordable housing-related issues.

The Act, which was adopted in 1989, placed the burden of proof on municipal commissions to show that the denial or required modification of an affordable housing application should be upheld by the Courts.

In 2000, the General Assembly passed legislation (Public Act 00-206), recommend by the Blue Ribbon Commission to Study Affordable Housing, that made several technical and substantial changes to the Act. Public Act 00-206 made helpful changes; however, additional reform is needed.

CCM urges the Committee to add more reason and clarity to the state's affordable housing laws and regulations by:

- a) Examining CGS *Section 8-30g* to determine what reforms are needed to make the law conform to the realities of the state, including the formula and apparatus used to determine which housing units that are counted as "affordable";
- b) Increasing state financial assistance toward construction and rehabilitation of affordable housing; and
- c) Strengthening innovative affordable housing initiatives like incentive housing zones that provide incentives to establish local smart growth zoning districts, to aid municipalities in directing affordable housing to areas with existing infrastructure.

Thank you.

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If you have any questions, please contact Donna Hamzy, Legislative Associate
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