

**Senator Gomes, Representative Butler, distinguished members of the Housing Committee; for the record, I am Representative Paul Davis (117<sup>th</sup> Assembly District) serving Orange, West Haven and Milford.**

**I come before you today to give testimony in support of HB 5781 "An Act Concerning the Application of Smart Growth Principles to Affordable Housing" and HB 5746 "An Act Concerning Minimizing Design and Structural Differences Between Affordable and Market Rate Units".**

**I would like to thank the Committee for bringing these bills to public hearing in order to give us an opportunity to comment. These two bills were introduced as a result of discussions and proposals in my district.**

**5781 which I introduced along with Representative Klarides and Senator Slossberg (on whose behalf I am also speaking) uses six smart growth management principles to address concerns about location and access by future residents to daily necessities such as transportation, shopping, medical, education, and recreation. It also takes into account appropriate use of land and protection of the environment. Current statutes do not take these into consideration and should be updated and amended for the benefit of the residents of the development, the community, and the State. Smart growth principles have become an important part of all growth plans.**

**The second bill is 5746 which requires that affordable units are generally indistinguishable in size and design from the comparable market rate units in the same development. It is my belief that this was always the intention of the original statute. I became aware that this was not a requirement when a local developer proposed a plan for an appropriate site and then when on to explain the significant design differences between the lower cost affordable units and the market rate units.**

**I realize that updating these statutes requires much review and work, but I believe that in recent years developers have used the statute to focus only on profit. Hopefully, these changes will help restore progress toward the original intent of the statute.**

*Representative Paul DAVIS*