



OFFICE OF THE MAYOR

RICHARD A. MOCCIA

February 1, 2013

Dear Members of the Connecticut State Legislative Housing Committee:

My name is Richard A. Moccia, and I am Mayor of the City of Norwalk, Norwalk Connecticut. The South Western Region's eight municipalities: Darien, Greenwich, New Canaan, Norwalk, Stamford, Weston, Westport and Wilton support the spirit of Connecticut's 8-30g legislation and share a common goal of increasing affordable housing stock throughout the entire region. 8-30g, as currently written, has an opportunity to be modified to provide municipalities struggling to meet its requirements with incentives to increase compliance. Opportunities also exist to strengthen the law through extending the timeframe for housing to remain affordable and to provide eligibility to a wider cross section of the general population. We have advanced four objectives to further these efforts as shown below with the proposed bills that are related.

**Objective 1:** Require set-aside development units to remain affordable in perpetuity, rather than allowing the deed restriction to sunset after 40 years; Bills #5430 and #442 reflect this objective.

**Objective 2:** Change the definition of set aside development to require that all affordable units be set aside for those whose income is less than or equal to 60% of state median income; Bill #5428 reflects this objective.

**Objective 3:** Install penalties on deed restricted affordable units that are illegally sublet or sold at levels no longer considered "affordable" based on 60% of state median income; Bills #5430 and #5501 reflect this objective.

**Objective 4:** Exempt municipalities from 8-30g applications at locations not depicted in their housing affordability plan provided the municipality has a housing affordability plan approved by their legislative body\*; Bills #5625 and #443 reflect this objective.

\* Such municipalities must demonstrate a commitment to increasing affordable housing through strategies such as:

- o Establishing Incentive Housing Zones as defined by CGS 8-13m;
- o Establishing inclusionary zoning regulations as defined by CGS 8-2i or establishing inclusionary zoning fees;
- o Establishing Affordable Housing Trust Funds;
- o Developing zoning districts or floating zones that allow multi-family housing.

As a large city, we meet the 10% criterion of 8-30g, but I understand the difficulties that the smaller towns face. The changes proposed would actually allow those towns to do more in providing affordable housing options to our citizens.

Sincerely,

A handwritten signature in black ink, appearing to read "Richard A. Moccia". The signature is fluid and cursive, written over a horizontal line.

Richard A. Moccia  
Mayor