

Sirs

I am writing this to show support for adoption of several proposed changes to **Connecticut General Statute (CGS) Title 8, Chapter 126a, Section 8-30g**. Affordable housing land use appeals procedure.

I currently serve as the Chairperson of the Town of Ledyard Planning and Zoning Commission and previously served as the Chairperson of the Town of Ledyard Planning Commission prior to formation of the current combined commission. I also serve on the Regional Planning Commission of the Southeastern Connecticut Council of Governments.

HB 5055 proposes an alternate calculation method to allow municipalities to receive credit towards the number of affordable housing units located within the municipality that meet the definition of affordable housing contained in CGS 8-39a. Many municipalities have a number of housing units that meet the CGS 8-39a definition of affordable housing, but do not have the deed restrictions required by CGS 8-30g (a)(6) and thus do not meet the criteria of CGS 8-30g(k). These units, although affordable by CGS 8-39a criteria, do not count towards meeting a municipality's affordable housing inventory and do not contribute to the 10 percent "bright line" exemption criteria.

HB 5055 allows using these affordable housing units in an alternate calculation method. I strongly support this modification to the current statute.

HB 5254 amends CGS 8-30g to provide for a minimum number of affordable housing units within a proposed affordable housing development. The current statute has no minimum requirement. CGS Chapter 124b, Section 8-13 (m-x) establishes the requirements for Incentive Housing Zones and stipulates minimum densities to establish these zones. A similar set of minimum densities or number of units would serve to limit the abuses of the current Affordable housing statute.

The lack of a minimum requirement allows developers to utilize an 8-30g application to construct a one-unit deed restricted development simply to avoid compliance with local Zoning

Regulations. This does nothing to support any municipality attaining its goal of the 10% “bright line” threshold currently within the statute.

I support the proposed amendments not to minimize or prohibit the number of affordable housing units within municipalities or affordable housing applications using CGS 8-30g, but to modify current legislation to prohibit developers from using the current 8-30g statute not to provide meaningful affordable housing but to avoid compliance of their developments with local Zoning requirements.

As stated above, I support adoption of **HB 5055** and **HB 5254**.

Respectfully

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