

## McCall, Brandon

---

**From:** Rep. McCarthy Vahey, Cristin  
**Sent:** Friday, February 06, 2015 1:10 AM  
**To:** HSGTestimony  
**Subject:** Housing Committee Testimony - Feb 5

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Housing Committee Hearing – February 5, 2014, Rep. Cristin McCarthy Vahey, Fairfield

Thank you, Representative Butler, Senator Winfield and members of the Housing Committee for the opportunity to discuss how we can best accomplish the goal of providing sufficient affordable housing for all of Connecticut's communities. Though Fairfield's First Selectman, Mike Tetreau, and Community and Economic Director, Mark Barnhart, were unable to attend this evening, they have submitted written testimony, some of which I will highlight this evening.

In fact, the language in HB 6128 and HB 6139 was a direct result of conversation with town officials. I will provide some Fairfield specific information and speak to two aspects within the bill. First, the request to allow affordable housing units constructed prior to July 1, 1990 to be counted for purposes of meeting the required number of housing unit-equivalent points to qualify for the temporary moratorium and second, the proposal to require deed-restricted affordable housing units in set-aside developments to remain deed-restricted in perpetuity.

As a social worker and community leader, I am interested in creating a welcoming community that provides housing opportunity for all, including our young professionals, the disabled, working families and senior citizens. As a Selectman, I supported the newly updated version of Fairfield's Affordable Housing plan, which was originally published in 1989.

The first request: that housing units constructed prior to July 1, 1990 count towards housing unit equivalent points needed for a moratorium. Before the 8-30g statute was in place, Fairfield developed more than 200 affordable housing units. Here I quote Mr. Barnhart:

"The Town converted a former school, creating forty units of elderly housing. The Town partnered with several non-profits to create additional affordable housing opportunities, providing tax abatements and/or pre-development financing to facilitate their development. The Town appropriated funds and developed affordable ownership housing on town-owned property adjoining a public park. None of these affordable housing developments—all of which are deed-restricted in perpetuity—count toward the Town's moratorium threshold only because they were built too early. In the case of Fairfield, a moratorium would require 433 housing unit equivalency points. However, communities can only count affordable units that were constructed or newly deed restricted after 1990."

We ask for this technical revision so that these units may be counted and may help Fairfield qualify for a moratorium as we continue to move towards our affordable housing goals.

My second point is the proposal to require deed-restricted affordable housing units in set-aside developments to remain deed-restricted in perpetuity. Over time those units whose deed restrictions expire will then be removed from our affordable housing inventory. We seek support in providing long term stability for our existing affordable housing options.

The revisions we seek will allow Fairfield and other communities in the state to seek a moratorium so that we can create effective affordable housing in Fairfield that respects the needs of those requiring housing as well as the community as a whole.

**Cristin McCarthy Vahey**

State Representative, 133<sup>rd</sup> District ~ Fairfield

Room 4001, Legislative Office Building

Hartford, CT 06106

860-240-8760

[Cristin.McCarthyVahey@cga.ct.gov](mailto:Cristin.McCarthyVahey@cga.ct.gov)

*LEGAL NOTICE: Certain communications or records received by or sent from this electronic mail account may be subject to public disclosure pursuant to the Connecticut Freedom of Information Act, Conn. Gen. Stat. § 1-200 et seq.*