



TOWN OF NEW CANAAN

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Housing Committee
Legislative Office Building Room 2700
Hartford, CT 06106

Dear Sirs:

On behalf of the Town of New Canaan I would like to lend my support to the efforts to reform CGS 8-30g so it can be implemented in a manner which does not result in municipalities having to litigate bad developments in order to preserve the very character of our towns.

While the goals and intent of the statute are commendable, the legislation often does not result in the addition of affordable housing. What many of the lower Fairfield County municipalities witness, which also occurs outside of this region of the state as well, is that the statute is used as a hammer to coerce towns and neighbors to accept a project of the applicant's choosing, often resulting in little or no additional affordable housing.

In addition, communities like New Canaan, which is 98% built-out, will never be able to add the necessary number of units to qualify 10% of our housing stock as affordable as mandated by 8-30g.

The municipalities in this region have made many strides in addressing this issue. Some examples from New Canaan are:

- ✓ In 2007 New Canaan became one of the first communities in the State of Connecticut to enact an Inclusionary Zoning Fee for new residential construction as permitted in §8-2i Connecticut General Statutes.
- ✓ That money has been utilized by our Housing Authority for two substantial projects. When the second is complete there will be nearly 100 new housing units which are 100% affordable as defined in the statute.
- ✓ The town also undertook an inclusionary zoning study per the HOME CT legislation which is now resulting in the implementation and discussion of several in-town housing projects.

It is our hope that these bills will lead to a meaningful discussion of how best to amend this statute in a way that will add the much needed affordable housing, while preserving what makes communities like New Canaan unique, wonderful and desired places to live.

Sincerely,



Steve Kleppin, AICP
Town Planner

c/

State Senator Toni Boucher
First Selectman Robert Mallozzi
Planning & Zoning Commission Chairman, John Goodwin