



State of Connecticut

HOUSE OF REPRESENTATIVES STATE CAPITOL

REPRESENTATIVE DAN CARTER
SECOND ASSEMBLY DISTRICT

LEGISLATIVE OFFICE BUILDING ROOM 4200
300 CAPITOL AVE
HARTFORD, CT 06106-1591

TOLL FREE: (800) 842-1423
CAPITOL: (860) 240-8700
CELL: (203) 917-5027
Dan.Carter@housegop.ct.gov

RANKING MEMBER
GENERAL LAW COMMITTEE

MEMBER
EDUCATION COMMITTEE
FINANCE, REVENUE AND BONDING COMMITTEE

Testimony in Support of House Bill 5803 – AN ACT PROVIDING CREDIT FOR EXISTING AFFORDABLE HOUSING **Housing Committee** **February 5th, 2015**

Dear Co-Chairs Senator Winfield and Representative Butler, Vice Chairs Senator Osten and Representative Rose, Ranking members Senator Hwang and Representative Kupchick, and members of the Housing Committee,

I am submitting my testimony in full support of House Bill 5803, AN ACT PROVIDING CREDIT FOR EXISTING AFFORDABLE HOUSING

During my time in the legislature I have learned how controversial the 8-30g statute has become. Very few issues are described merely by their statute number. I have also learned that the reason 8-30g exists is still a laudable goal and some of the negative effects of 8-30g could be resolved with some reasonable changes. I am here to advocate for one possible remedy.

Currently the 8-30g requirements totally ignore the fact there are many communities around the state have housing stock that would certainly count towards 8-30g housing unit-equivalent points if the requirement wasn't so stringent. Why shouldn't homes built prior to 1990 count towards housing unit-equivalent? If the goal is to ensure communities have affordable housing, then these homes should count if there are qualifying families living there. In time, if the values of these properties rises, then the municipality would have to change their calculation. This would actually help people moving into affordable housing because there is a greater opportunity to grow their investment. For the same reason, we should remove the language requiring deed restrictions in 8-30g.

In addition, I think we should be paying more attention to housing incentive zones and creating a stronger connection to 8-30g. Communities who pursue housing incentive zones could actually contribute to the goal of increasing affordable housing, but still maintain some control over their communities.

I urge the committee to take this opportunity to update the 8-30g statute and partner with communities to develop affordable housing in a way that allows them to maintain their unique community environments.

State Representative Dan Carter, 2nd District
Bethel, Danbury, Newtown, & Redding