



GARDEN HOMES MANAGEMENT CORPORATION

29 Knapp Street, P.O. Box 4401
Stamford, Connecticut 06907
(203) 348-2200 • Fax (203) 967-8372
www.gardenhomesmanagement.com

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Re: Raised Bill No. 155, An Act Concerning the Allocation of Low Income Tax Credits

Dear Senator Winfield, Representative Butler and esteemed members of the Housing Committee of the Connecticut General Assembly:

I am President of Garden Homes Management, a second-generation owner and manager of 8,000 units of multifamily and manufactured housing throughout the Northeast, including 2,500 units in Connecticut. We are active developers of affordable housing and have constructed multifamily rental housing in some of Connecticut's highest opportunity towns, including Darien, Fairfield and Milford.

Residential segregation by municipality in Connecticut is widespread, the direct result of restrictive zoning regulations in essentially every high opportunity municipality in the state. RB No. 155 addresses this pernicious problem in two ways:

- To the extent that high opportunity municipalities do have a handful of parcels zoned for multifamily housing, RB No. 155 provides a mechanism for developers to use most, or even all, of this modest permitted density for affordable housing units.
- RB No. 155 provides a financial incentive for developers to undertake the arduous, expensive and risky path of using 8-30g in high opportunity towns, towns that nearly always contest 8-30g applications vigorously.

Thank you for your consideration of this matter of vital importance to Connecticut's most needy and deserving residents.

Very truly yours,

Richard K. Freedman