

Housing Committee JOINT FAVORABLE REPORT

Bill No.: HB-6940
AN ACT ESTABLISHING A WORKING GROUP TO DEVELOP A UNIFORM
Title: STATUTORY DEFINITION OF "AFFORDABLE HOUSING".
Vote Date: 2/20/2025
Vote Action: Joint Favorable
PH Date: 2/18/2025
File No.: 60

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SPONSORS OF BILL:

Housing Committee

REASONS FOR BILL:

This bill would develop a uniform statutory definition of "affordable housing." Such membership would include the Department of Housing, the chairs of the Housing Committee, and other selected individuals.

RESPONSE FROM ADMINISTRATION/AGENCY:

[Francis Pickering, Executive Director, Western Connecticut Council of Governments](#): Mr. Pickering provided general comments on this legislation. The testimony began with acknowledging the current breadth of affordable housing defined by Section 8-30g. Mr. Pickering continued, saying the definition does not include, "naturally occurring affordable housing...housing that rents or sells at a price that would be considered affordable but is not publicly owned, is not subject to an income-based deed restriction, and where the renter or owner does not receive any voucher or subsidized mortgage." Mr. Pickering recommended, "use of a single definition improves policy alignment and can facilitate leveraging programs against each other."

NATURE AND SOURCES OF SUPPORT:

[Alicia Karli](#): Ms. Karli supported this legislation, stating, "Connecticut is funded, founded, and maintained by the working class." Ms. Karli stated her belief that, "Landlords shouldn't have the right to evict us for no reason, especially when finding affordable housing is so difficult."

NATURE AND SOURCES OF OPPOSITION:

[Raphael Podolsky, Attorney, Policy Advocate, Connecticut Legal Services](#): Mr. Podolsky provided testimony in opposition of this legislation stating there are, "critical fundamental reasons", for different definitions of affordable housing. For example, within Section 8-30g, different metrics are used to determine affordability based on the timeframe considered, whether for immediate construction or long-term availability of affordable housing. Mr. Podolsky concluded, "it is neither desirable nor possible to make all such definitions the same", and that, "the working group would be given the task of unifying definitions in a way that would undermine 8-30g."

[John Guskowski, Government Relations Committee Co-Chair, Connecticut Chapter of the American Planning Association](#): Mr. Guskowski and the Connecticut Chapter of the American Planning Association opposed this piece of legislation based on their interpretation of the definition of "affordable housing" already provided in C.G.S. Sec. 8-39a as, "not confusing nor ambiguous." Mr. Guskowski concluded that while other terms like "naturally occurring" affordable housing or "restricted" or "government assisted" affordable housing "describe other sub-categories that modify this baseline term", Mr. Guskowski does not believe that would, "necessitate a redefinition of that core understanding."

[Sean Ghio, Policy Director, Partnership for Strong Communities](#): Mr. Ghio opposed the legislation, stating, "the law as it functions is not meant to have a uniform definition of affordable housing, and there are different definitions for different purposes." Mr. Ghio additionally doubted that this legislation would increase housing availability or affordability, and broadening the definition of affordable housing is counter to the intent of Section 8-30g. Mr. Ghio concluded by asking, "that the committee continue to focus its attention on bills that would increase the supply of affordable housing rather than bill such as H.B. 6940 that would help no one."

[Anonymous](#): There are multiple pieces of testimony from members of the public who generally oppose this legislation.

**Reported by: Arianna Tsikitas, Clerk
Chris Peritore, Assistant Clerk**

Date: 3/04/2025