

The Connecticut General Assembly



KIM ROSE: RELIEF FOR MILFORD ON WAY WITH HOUSE PASSAGE OF REVISIONS TO 8-30G STATUTE

HARTFORD – Co-Senator Gayle Slossberg (D-Milford), Vice-Chair of the Housing Committee Representative Kim Rose (D-Milford) Representative Pam Staneski (R-Milford), and Representative Charles Ferraro (R-Milford) hailed bi-partisan passage by the House of Representatives of House Bill #6880 which revises language in the affordable housing statute to protect towns and cities from predatory development while encouraging the creation of affordable housing. The bill was approved votes.

"I have been working for years to negotiate sensible changes to SS8-30g to help Milford reach a moratorium. Our residents have been waiting far too long for relief from predatory developers. I have worked long and hard meeting with many people in late night debates and discussions and, with compromise and much persuading, we finally got a bill to vote on," **Rep. Rose** said. "I thank my Housing **Chairman Larry Butler** for his tireless work and advocacy on this issue. We had to craft a bill that would help Milford, yet not jeopardize the building of affordable housing throughout the State. Whenever we pass a law we must bear in mind that it affects the entire state."

"Milford residents have been calling for common sense reforms to the Affordable Housing Act, and this bill accomplishes that," said **Senator Slossberg**. "This bill enables the Affordable Housing Act to continue encouraging the creation of affordable housing options, but updates the law to reflect communities' actual experience with the statute. I, along with the entire Milford delegation, worked very hard to secure this vote in the House of Representatives, and am looking forward to getting the bill passed in the senate."

"I am proud of the work that the Milford Delegation was able to accomplish to get this proposal passed in a bipartisan manner in the House. The bill moves towns like Milford closer to an achievable affordable housing moratorium," said **Rep. Staneski**. "This bill as amended doesn't disarm us of our responsibility to continue to build housing that is affordable. It does provide communities, such as Milford, acknowledgment of the efforts we have put forth, and gives us time to address the manner in which aggressive builders have used this well-intended statute in a divisive fashion to circumvent those efforts—our community's concerns were heard today. I look forward to this getting done in the Senate, and signed by the Governor."

"Our communities have suffered too long under the current affordable housing regulations, and I am glad to see we were able to pass bipartisan legislation in the House to change these outdated regulations," said **Rep. Ferraro**. "The Milford Delegation has worked hand-in-hand with all the

stakeholders to make sure this legislation creates an even playing field for all. We will be working closely with our colleague Senator Slossberg to get this legislation passed in the Senate.”

“I am very happy about the bipartisan support given to this important legislation and grateful for its passage,” said **Rep. Larry Butler (D-Waterbury)**, the House Chair of the legislature’s Housing Committee. “We have to protect towns and cities from predatory developers while encouraging the development of affordable housing, and this legislation accomplishes that.”

[House Bill #6880](#)

The bill:

- Allows Ryder Mobile Home park to be included in our count towards affordable housing stock
- Contains a five year sunset provision
- Lowers minimum number of HUE points smaller municipalities must obtain to qualify for a moratorium from 75 HUE points to 50 HUE points
- Encourages the development of three bedroom family units, senior units tied to family housing, and family units located in incentive housing zones
- Makes income-restricted units in an IHZ development eligible for points toward a moratorium.
- Award bonus HUE points for family units that contain at least three bedrooms, elderly units when 60% of an affordable housing completion certificate is tied to family housing, and family units located within an Incentive Housing Zone;
- Changes the definition of Median Income applicable to IHZ’s to conform to 8-30g’s definition (the lesser of state median income and the area median income as determined by HUD).
- Makes affordable housing moratoriums more achievable for midsize cities. The current threshold to qualify for a moratorium is 2%, this bill lowers that threshold to 1.5%. While this goal is still very difficult to attain. It is a step in the right direction.

“I couldn’t be more pleased that it passed the House and now it will head to the Senate for their vote. We crafted a bill that would help Milford to reach a moratorium while continuing to encourage the development of affordable housing in the state. Once we achieve a moratorium, it is up to our City Planner, Land Use Official and our Planning and Zoning Board to come up with a plan for any future developments,” **Rep. Rose** added.

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