

# The 8-30g Statute Builds Housing Opportunities and Should Remain Unchanged.

Partnership for Strong Communities is **opposed** to any changes to the **Affordable Housing Appeals Procedure (Sec. 8-30g)** as contained in **SB-535, HB-6880, and HB-7057**. These bills will weaken Section 8-30g and; therefore, work against the goal of increasing the number of affordable homes in towns across the state.

Section 8-30g has helped to create more than 5,000 affordable housing units and moved towns to develop thousands more for residents who otherwise would not have had the opportunities those homes have provided.

## **Municipalities with more than 10% affordable housing stock are exempt from 8-30g.**

Connecticut municipalities in which less than 10% of the housing stock is affordable must allow affordable or mixed-income housing proposals to be constructed unless they can prove to the Superior Court that the rejection is necessary to protect substantial public interests in health, safety or other similar matters. The developments must restrict at least 30% of the units as affordable to low- and moderate-income households for at least 40 years. Thirty-one towns and cities across Connecticut are exempt from 8-30g.

## **A lack of housing diversity is hurting Connecticut's towns.**

Many towns are failing to deliver the smaller, denser, more affordable homes that low-and moderate income households, working families, the elderly, and Millennials want. So many towns have a surplus of single-family homes, and not enough affordable multifamily homes, that the real property grand lists in 154 of 169 municipalities have flattened or fallen between 2008 and 2014. Flat home prices since 2014 indicate that trend continues.

Towns that have been proactive have healthier grand lists and a wider range of residents, consumers, shoppers and volunteers. Newtown, Simsbury, Stonington, Brookfield and other towns have thoughtfully worked with developers on friendly 8-30g projects or other mixed-income developments that bring each town closer to qualifying for a moratorium.

## **Towns short of 10% can realistically achieve a four-year moratorium from 8-30g proposals.**

Many towns have achieved moratoria under 8-30g. Berlin and Darien have each received two moratoria. Trumbull, Ridgefield, Wilton and Farmington have all achieved moratoria, and more towns are close to reaching one. These towns have succeeded by making thoughtful, focused efforts to increase housing choice in their communities. Towns can control their housing creation in a positive way by being proactive.

8-30g has spurred towns to create the housing the market is demanding. More supply is shown to bring down housing costs. 8-30g has provided towns with a wider range of housing choices while supplying affordable homes in communities with good schools, jobs, transit access and vital services.

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## A moratorium rewards towns that allow new affordable housing development.

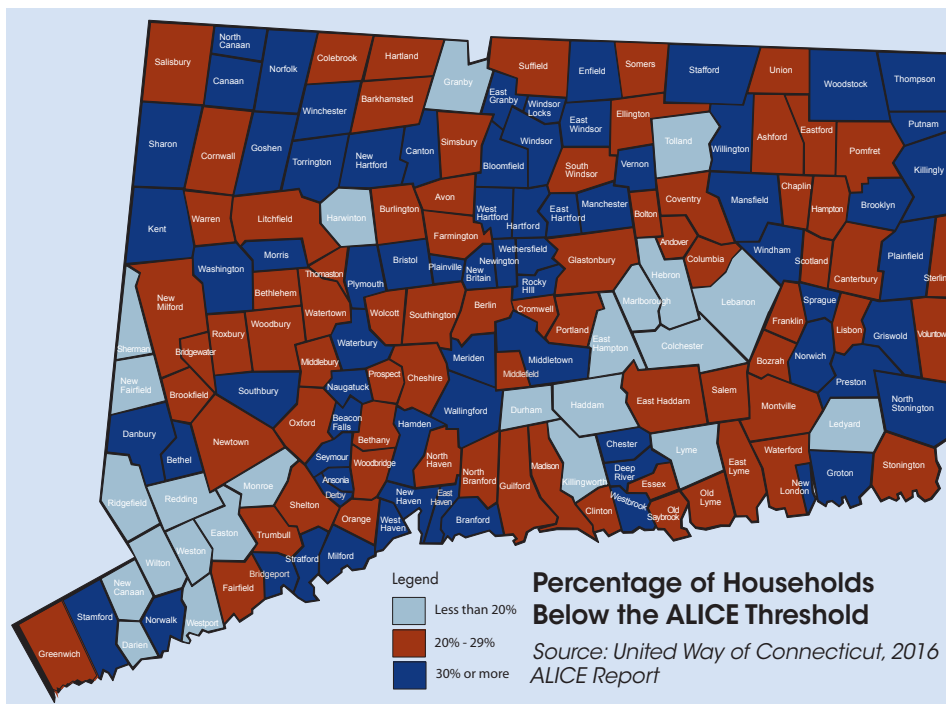
Understanding that achieving a 10% level of affordable units would be difficult for many towns, the Legislature added a moratorium provision to the statute in 2000 to encourage towns to work incrementally toward creating homes that are guaranteed to remain affordable. A moratorium gives such towns four years to plan and develop the type, design and location of enough additional new affordable units to achieve another moratorium and ultimately reach 10%.

## The need for affordable homes in high-resource communities is dire.

Connecticut has the nation's 6th highest median monthly housing costs which deter young professionals, families and businesses from staying or locating in Connecticut. A recent, highly-praised Harvard study underscored that danger. Exorbitant housing costs rob people of opportunity, and have stunted Connecticut's economic growth.

**49% of renters and 30% of homeowners have housing costs exceeding 30% of their income.**

A half million households cannot afford to live in their homes in our state. The United Way of Connecticut's updated ALICE (Asset Limited Income Constrained Employed) Report released in 2016 indicated housing remains a primary barrier to family success. Working individuals and families earning less than the ALICE "survival budget" (\$70,000 for a four-person household, \$22,000 for individuals) comprised 38% of all Connecticut households, up from 35% in 2012. Housing was the single highest monthly cost for individuals and second highest for families, trailing only child care.



*At least 20% of the households in 145 of Connecticut's 169 municipalities earn less than the "survival budget" of \$70,788 for a 4-member family and \$22,656 for an individual. Due to childcare and housing costs, their largest household expenses, families are forced to make nearly impossible choices among other necessities such as transportation, healthcare, and food.*

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