



During a veto session on Monday, July 24<sup>th</sup>, the Connecticut General Assembly overrode Governor Malloy's veto of H.B. 6880 (Public Act No. 17-170), which made several changes to the Affordable Housing Land Use Appeals Procedure ("Section 8-30g").

Partnership for Strong Communities opposed all changes to Section 8-30g as we believe none of the changes serve to strengthen the law or expand the opportunities of Connecticut's families to find affordable housing in communities of their choosing across the state.

With the veto override, the following changes have been made to Section 8-30g:

1. Mobile manufactured homes located in resident-owned parks (with affordability restrictions required at time of financing) now count toward a moratorium. It is believed there are three such parks in Connecticut.
2. Through September 30, 2022 a town is eligible for a moratorium from the provisions of Section 8-30g if it shows that it has added affordable housing units equal to the greater of two percent of the housing stock, or fifty Housing Unit Equivalent (HUE) points. Previously, the minimum number of HUE points required was seventy-five. This change makes it easier for the state's sixty-four smallest towns to achieve a moratorium.
3. For towns with 20,000 or more housing units, the requirements for achieving a second and subsequent moratorium have been eased by reducing the number of HUE points needed from two percent of a town's housing units to one and a half percent. The term of a second or subsequent moratorium is extended from four to five years for these towns. This changes affect six towns: Fairfield, Greenwich, Hamden, Milford, Stratford, and West Hartford.
4. Through September 30, 2022, restricted family units with at least three bedrooms, or in an Incentive Housing Zone ("IHZ"), receive a quarter-point bonus. Restricted elderly units receive a half-point bonus, if at least 60% of the restricted units counted toward the moratorium are family units.
5. Through September 30, 2022, restricted units in an IHZ count toward a moratorium.
6. Towns are required to adopt or update an affordable housing plan every five years. The plan must specify how the town intends to increase the number of affordable housing developments in the town.

Connecticut is a high cost state in dire need of more homes that are affordable. Connecticut has the nation's sixth highest median monthly housing costs, which deter young professionals, families and businesses from staying or locating in Connecticut.

Forty-nine percent of renters and thirty percent of homeowners have housing costs exceeding thirty percent of their income. One of every six households spends more than half of their income on housing.

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

Section 8-30g is crucial to expanding the availability of affordable homes in Connecticut. It remains the state's primary tool that builders can use to give parents, and their children, access to housing in otherwise exclusionary towns. Many affordable units built using Section 8-30g have been created without state or federal housing subsidies, enabling those resources to be targeted to the state's most low-income and vulnerable populations.

Please contact Sean Ghio at [sean@pschousing.org](mailto:sean@pschousing.org) with any questions.