



## *Housing Committee*

March 10, 2022

The Connecticut Conference of Municipalities (CCM) is Connecticut's statewide association of towns and cities and the voice of local government - your partners in governing Connecticut. Our members represent 168 towns and cities.

### **HB 5204 “An Act Concerning a Needs Assessment and Fair Share Plans for Municipalities to Increase Affordable Housing”**

Good afternoon, Chairs, Ranking Members, and members of the Housing Committee. My name is Michael Criss, First Selectman of Harwinton, and I am here on behalf of the town of Harwinton and CCM.

HB 5204, would among other things, require an assessment of the state-wide need for affordable housing, and an allocation of such need, the creation of affordable housing plan in each municipality, and require a process of municipality's performance in meeting the requirements.

There are challenges for small towns when discussing affordable housing including outside factors such as market conditions, lack of water and sewer infrastructure, sparsely populated communities or lack of job opportunities that make these types of projects financially unfeasible for developers. Every community has its unique challenges and this proposal does not take these challenges into account.

HB 5204 would create an alternative process to assess state-wide need for affordable housing which is much different from current state statute in regards to affordable housing. Increasingly, there is sweeping decision making on the state level that imposes a top down policy onto the backs of local governments. This new proposed process doesn't consider other affordable housing statute such as 8-30j which will include a housing needs assessment and consider the role of local and regional housing conditions on affordable housing development.

We recommend the state build on already existing efforts and proven successful strategies such as incentive housing zones, flexible affordable housing development programs and expanding strategies to address affordable housing needs.



If you have any questions, please contact [Zachary McKeown](#), Senior Legislative Associate of CCM.