



March 20, 2017

Hon. Senator Cassano
Hon. Senator Logan
Hon. Representative Roland

Re: House Bill No. 7297; AN ACT ESTABLISHING A PRIVATE RIGHT OF ACTION IN THE DUTY TO PROMOTE FAIR HOUSING AND REQUIRING A STUDY OF CONNECTICUT'S HOUSING INVENTORY AND CURRENT AND FUTURE HOUSING NEEDS.

Dear Chairs and members of Planning and Development Committee:

On behalf of the Connecticut Association of Zoning Enforcement Officials (CAZEO), we are writing to you to express our support of House Bill 7297 with some suggestions from our organization. The proposed bill concerns the establishing of a study of Connecticut housing inventory and future housing needs.

The Connecticut Association of Zoning Enforcement Officials (CAZEO) was founded in 1979 as the professional organization representing individuals employed as Zoning Enforcement Officers throughout the State of Connecticut. Currently, CAZEO has over 140 members which represent over a 110 communities in Connecticut.

A healthy housing stock which offers diverse options for the general public is a goal that all communities support in Connecticut. When CSG 8-30g was first approved, the intent was billed as an effort which would help diversify the housing stock in Connecticut. This action would make it possible for first time home buyers that were employed as teachers, fire fighters, police officers, nurses, or similar civil service positions may afford to live in the communities that they work in. CSG 8-30g has helped increase the housing options for some.

CAZEO requested the Housing Committee to look into forming a task force to investigate the need and approval processes which are associated with CSG 8-30g. Studying the need and inventory may better help assess whether we as a state are really forwarding efforts to diversify the housing stock in Connecticut.

As a study is formed to investigate the housing inventory, we would ask that a more detailed look at the current statute as it relates to classifying what qualifies as affordable housing under statute. Use the example again of teacher or fire fighter as the individuals that are billed to benefit from affordable housing approvals. Under the current formula of what is considered affordable housing in Connecticut, can these professionals find housing options in urban areas which are exempt from CSG 8-30g? These are people that make too much for rental assistance or other means which count towards exempting a

community from CSG 8-30g yet they very likely are in a position where they do not make enough income to afford to purchase a home in some of the urban communities where they work. This is an example illustrating why CAZEO would like the scope of a study to include CSG 8-30g approvals and classifications. If we are going to create an inventory, we should also look at how we quantify what is and what is not affordable housing under the statute.

In closing, CAZEO asks that members of Planning and Development to support the concept of House Bill 7297 and ask the Committee to consider the changes outlined by our testimony when discussing this legislation.

Thank you for your attention to this matter.



Robin Newton, CZEO
President



Michael Glidden, CZEO CFM
Vice President /Legislative Liaison