

Housing Committee JOINT FAVORABLE REPORT

Bill No.: SB-184

AN ACT INCREASING OPPORTUNITIES FOR WORKFORCE HOUSING

Title: DEVELOPMENT IN THE STATE.

Vote Date: 3/5/2020

Vote Action: Joint Favorable Substitute

PH Date: 2/27/2020

File No.:

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SPONSORS OF BILL:

The Housing Committee

REASONS FOR BILL:

Certain areas of the state have a shortage of safe, decent, and affordable housing, dilapidated and abandoned residential structures and a shrinking tax base. This Threatens employment growth prospects and these areas of the state may not retain skilled labor and sustain the growth in employment and out pout of which they are capable.

RESPONSE FROM ADMINISTRATION/AGENCY:

None Stated.

NATURE AND SOURCES OF SUPPORT:

Emily Coffey, MSW Policy Practice Student at UConn, Hartford: Coffey believes that SB-184 will improve housing for the working class in the state. She brings up that in 2018 40% of Connecticut households could not afford basic living expenses, and that 30,000 people moved out of the state. She believes that this bill will influence Connecticut residents to stay in Connecticut, and for out-of-state residents to move in-state.

Jim Perras, CEO of Home Builders & Remodelers Association of Connecticut, South Windsor:
Perras states that this bill will address an issue that Connecticut faces with housing. Perras believes that SB-184 will keep Connecticut a competitive state. He also wishes that the legislation will include representatives of the private residential construction industry to facilitate cooperation and so all aspects of the bill work as intended and as efficiently as possible.

Kiley Gosselin, Executive Director of the Partnership for Strong Communities, Hartford:

Gosselin states that although she and her organization support SB-184, they have concerns regarding certain aspects. They believe that artificially shrinking the supply of renters will make finding new tenants more challenging. They also feel as though making specific professions deserving of affordable housing and not others is arguably discriminatory. Another change Gosselin describes is that instead of reserving 10% of a renters housing for voucher holders, the bill's language should change to setting aside an amount based off of certain income brackets so that those individuals that don't have vouchers but still have low income are also included.

Zachary McKeown, The Connecticut Conference of Municipalities: McKeown supports SB-184 **conditionally**. McKeown voiced some of his organization's concerns: "SB 184 would establish and provide a framework for a workforce housing development program administered by the Department of Housing. CCM supports studying different mechanisms to increase housing options for residents that work within the municipality; however, CCM has concerns regarding the proposed legislation. Some of these concerns include, but are not limited to, restricting the ability to properly access these properties, restricting the collection of certain fees, and the proposed mechanism to mitigate financial loss to the municipality."

The following people voiced their **support of SB-184**.

Justin Elicker, Mayor of The City of New Haven, New Haven

Achia Woods, Resident, New Haven

NATURE AND SOURCES OF OPPOSITION:

Betsy Gara, Executive Director of The Connecticut Council of Small Towns (COST), West Hartford: Gara explains that COST opposes SB-184 due to the tax abatement language it has. COST believes that because municipal aid has been under-funded in the past while the cost on taxpayers for education, public safety, and other local services has gone up. COST also believes that this bill by creating tax exemptions it will burden the property taxpayer.

The following people voiced that they **oppose SB-184**:

Monty Wilton, Resident

Reported by: Dalton Mongeau

Date: 3/19/2020