



TOWN OF EAST WINDSOR

FIRST SELECTMAN JASON E. BOWSA

May 12, 2021

Government Administration and Elections Committee
Legislative Office Building
300 Capitol Avenue
Suite 2200
Hartford, CT 06106

Re: Testimony in Support of HB 1114

Distinguished Members of the GAE Committee,

I am writing to you today in strong support of the Town's request for HB 1114. This request would have a direct benefit to residents in the Town of East Windsor.

Through circumstances beyond the control of the homeowners in the South/Phelps Road neighborhood, the Town has become the property owner of the underlying land. This has left the homeowners without rights to the property, although they still own their homes. This adversely affects their home values, limits their ability to secure loans, discourages investment, and leaves the Town in the position of being a landlord. The current arrangement does not well serve any party involved.

If the request is approved, the Town intends to subdivide the four (4) acre parcel into sixteen (16) lots to then sell to those homeowners who want ownership of the land on which their homes are located. It is the intention of the Town to sell the property to the homeowners for \$1 per parcel. This would immediately boost the equity of the homeowners and absolve the Town of ownership responsibilities. The increased equity would also allow the homeowners to borrow against it for future home improvement purposes or realize more of a profit at the point of some future sale.

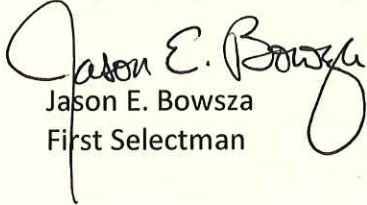
The Town is specifically requesting that the low-income restriction be lifted. According to the Connecticut Department of Housing, approximately fourteen percent of the housing stock in East Windsor qualifies as "affordable," far exceeding the goals established in C.G.S 8-30g. Lifting the restriction on the properties will allow the market to control the price and expand the pool of future homebuyers and prevent the current building owners from having to establish a procedure to evaluate and review real estate transactions for compliance with this restriction once they acquire the land.

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The Town very much appreciates your consideration of this matter. It is our view that there is a real need to resolve this longstanding issue affecting the homeowners on the affected parcels, and that legislative approval through the conveyance process is the most effective way of accomplishing that goal. If any further information is needed to support our request, the Town would be happy to provide it.

Respectfully submitted,

A handwritten signature in black ink that reads "Jason E. Bowsza". The signature is written in a cursive style with a large, looping initial "J".

Jason E. Bowsza
First Selectman