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**RE: H.B. 6521 – RE proposed changes to 8-30g**

**Submitted to the CT General Assembly Housing Committee Public Hearing – March 3, 2021**

While the primary purpose of the Bill seems to be about Accessory Dwelling Units (ADUs), only the first two Sections fulfill that function.

I am (as are others) very concerned that additional Sections of this Bill will change 8-30g in a harmful way and undercut its purposes. If enacted in this proposed legislation it clearly would allow municipalities – several of which have aggressively opposed 8-30g - to be substantively qualified to oppose more standard “affordable housing” projects in their municipalities.

The changes sought by advocates of “Accessory Dwelling Units” – that they have included in the language of this specific proposed Bill – would, perhaps unintentionally, make it easier for municipalities to oppose standard 8-30g proposals for affordable housing.

Apparently the Committee has already heard a bill – S.B. 804 – that will open zoning more widely to ADUs. That is the proper vehicle for addressing ADUs – this Bill is not.

In agreement with other testimony that you may receive, I strongly urge you to take no further action on this Bill and to address ADU zoning policy through a different separate piece of legislation – focused solely on that issue.

My wife Marci Alborghetti and I live in New London and are proud that we are residents of a racially and economically diverse community. Connecticut needs more Cities and Towns that include these features. The historic value of 8-30g has significantly enhanced the ability to provide such diversity throughout the State.

As one of the original “authors” of 8-30g, I respectfully request that you strongly defend its continuing existence and value - and urge you to defeat this proposed legislation – HB 6551. There are easier ways to legislatively accomplish the objectives of the advocates for Accessory Dwelling Units.

Sincerely,

Charles J. Duffy

March 3, 2021