

STATE REPRESENTATIVE

KIM ROSE

PROUDLY SERVING MILFORD - 118TH DISTRICT

Dear Friends and Neighbors,

I have great news for Milford!

I am proud to report that I led the passage of a bill I co-sponsored; Public Act 17-170 (HB 6880) which will implement the most important affordable housing change in decades. Although vetoed by the governor, I did not give up and was successfully able to work to get the two-thirds vote necessary for the override. This is truly an historic bill and accomplishment. PA 17-170 will help Milford reach our much needed moratorium.

Increasing our state-wide affordable housing stock is crucial. It allows our teachers, firefighters, police, college graduates and working families to be able to afford to live here. However, we have been plagued with predatory developers who are placing huge projects in our smaller neighborhoods throughout our City.

With the passage of this legislation it will assist the City Planning and Zoning Department and Board, by giving them a reprieve. This time must be spent working with responsible developers; creating an incentive housing zone (a zone where affordable housing makes sense) that does not compromise the character of our neighborhoods and do proper planning for future developments.

Sincerely,



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GOOD NEWS FOR MILFORD

AMONG OTHER THINGS HB 6880 AFFORDABLE HOUSING 8-30G LEGISLATION WOULD:

- Allow Ryder Mobile Home park to be included in Milford's count towards affordable housing stock which would allow the city to obtain a moratorium for 4 years
- Contain a five year sunset provision
- Lower the minimum number of points smaller municipalities must obtain to qualify for a moratorium from 75 points to 50 points
- Encourage the development of three bedroom family units, senior units tied to family housing, and family units located in incentive housing zones
- Make income-restricted units in an incentive housing zone development eligible for points toward a moratorium
- Award bonus points for family units that contain at least three bedrooms, elderly units when 60% of an affordable housing completion certificate is tied to family housing, and family units located within an incentive housing zone
- Change the definition of "median income" applicable to incentive housing zones to conform to 8-30g's definition (the lesser of state median income and the area median income as determined by HUD)
- Make affordable housing moratoriums more achievable for midsize cities. The current threshold to qualify for a moratorium is 2%, this bill lowers that threshold to 1.5%. While this goal is still very difficult to attain it is a step in the right direction



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