

MARK S. GREGORY
23 GEORGIAN LANE
DARIEN, CONNECTICUT 06820

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Dear Members of the Housing Committee:

I applaud the consideration you are giving to Connecticut's Affordable Housing statute, *Conn. Gen. Stat. §8-30g*. My schedule does not permit me to attend the public hearing on the proposed bills but I appreciate the opportunity to submit testimony in writing.

Section 8-30g represents a well-intentioned legislative effort to address the need to develop additional units of affordable housing in Connecticut. Unfortunately, because the statute has been hijacked by opportunists posing as developers, it has been used as a tool for economic extortion. The negative unintended consequences have so overwhelmed the positive objectives in Darien that the statute exists as a form of legalized terrorism. I feel like I have been victimized by these tactics. Control over local development should be given back to local authorities and I understand that to be one of the goals of a proposed bill.

Many neighborhoods, like the one I live and invest in, have already been developed to the point where there simply is no room for a logical affordable housing project. Regrettably, logic and reason have taken a backseat to greed as no parcel is too small for proposals of projects that are patently unreasonable in scope and scale. Our home is next to a small piece of undeveloped property that is approximately ½ acre in size, sits on a busy road without an adequate sidewalk, is not on a bus line, and is some 1 ½ miles from the nearest retail locations and train station. An affordable housing application has been filed to build a three-story sixteen 2-bedroom unit complex with 24 parking spaces. There would be over ninety percent (90%) lot coverage with the building and parking lot, leaving no recreational space for residents. If built, the project would, without question, severely and negatively affect the neighborhood, which consists of single family homes on ½ acre lots, the environment, and will financially damage scores of residents. Only five (5) of the proposed units are slated to be reserved for affordable housing.

Why would someone propose a development with a density many multiples greater than anything else in the area? My analysis suggests two reasons: (1) to maximize the profit opportunity represented by the market-priced units and (2) to create a fear among neighbors to incentivize them to buy out the applicants at a price far in excess of normal market value. We have seen this disgusting scenario play out elsewhere in town over the past few years.

What is the impact on the three interested groups? First, the so-called developers pocket literally millions of dollars for doing nothing more than submitting an application for the development of a housing project with the minimum number of affordable units. Second, the