January 5, 2013

State of Connecticut Housing Committee
Legislative Office Building
Hartford, CT 06106
RE: 8-30g Hearing
Bill Numbers 5067 and 6121

Dear Housing Committee,

Currently, there is an application for 6 affordable housing development at 24 North Street, Ridgefield, CT on a .41 acreage lot. The proposal is for 8 units that would be 4 stories high in a neighborhood that is mostly composed of modest ranch styled homes. The proposed development lies within a lot that would have no permeable surface remaining. The proposal lies adjacent to a wetlands area and would impact these wetlands adversely from storm water runoff. It would pose severe problems to neighboring properties downstream: such as flooded basements and on the environmental resource as well.

My wife and I are writing this testimonial as concerned home owners who reside at 42 North Street, Ridgefield, CT on a .54 acreage lot in which .25 acres lie in the wetlands. We have numerous 80+ foot pine trees that surround the wetlands and have had some uproot during storms as the soil is very saturated. Our residence lies within the shallowest area on the inland wetlands that is evidenced on the town maps for this neighborhood.
We do not object to affordable housing, but placing projects such as the proposed in a residential area that is incongruous with the setting will devaluate neighbor's properties. Who is responsible for this?

We believe the 8-30g statute is in dire need of many revisions and modifications; primarily to have affordable housing developments placed in areas that a do not have a blatant disregard for neighborhoods comprised of modest homes. The statute is currently very lax in its character, specifically only 30% of the units developed need to be classified as affordable. The current statute allows greedy developers to obtain monetary incentives to apply for such applications and to develop units for their own benefit. We would suggest that at least 50% of the affordable units developed to be affordable.
This, we guarantee would decrease the amount of applications that develops place. The developers, under the current way in which the statute is written allows them to reap rewards for their own benefit vs. assisting families that need such type of housing.

The American dream is to own a home that its value and property does not become adversely affected by existing statutes that allow developers to take advantage of the statue that is currently in place.
The statute needs an overhaul that does not allow developers to destroy the American dream and charm of many small town communities. Under the current statute, developers are allowed to build enormous buildings 3 ½ stories high or more with a meager 30% of them to be "affordable".

How does this percentage benefit families that are in need of these units? **The statute at present only benefits the developers at this juncture!**

Sincerely,
John A. Delio

Marie E. Delio