

McCall, Brandon

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To: HSGTestimony
Subject: 8-30g statement for 2/5/15 hearing N. Haven, CT

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From: Joy Shaw <jtsffld@gmail.com>
Date: February 4, 2015 12:02:14 PM EST
To: hsgtestimony@cga.ct.gov
Subject: 8-30g statement for 2/5/15 hearing in N. Haven, CT

Re CT affordable housing statute, 8-30g

The welfare of the State resides in its economic resources. A major part of this resource lies in each community's real estate assets--especially those most sought for their desirable location. In wisely-managed communities, popular or desirable areas of residential development receive protective attention from the town's elected boards to preserve the character of neighborhoods as well as addressing the essential matters of health and safety. To remove such aesthetic consideration from a town's right of protection is to undermine that community's economic health,

Connecticut Statute 8-30g represents the taking of such an ill-advised step by its allowing a developer to appeal any denied proposal involving affordable housing to a specially-designated court, at which hearing it is incumbent on the denying board to prove that its denial is based on incontrovertible factors pertaining only to health and safety.

The citizenry of this state's desirably-located towns have long accepted their responsibility to be heard in support and defense of the concept of preserving the character of neighborhoods. To legislate a procedure which allows a developer to avoid such consideration is to undermine the economic base of desirable communities--a prime asset of the state's economic base, as this base is contained in the economic health of its cities and towns.

All responsible citizens wish to see affordable housing provided for other deserving citizens. But 8-30g, as presently construed, is a very short-sighted attempt to meet this need. It allows a developer

to profit at the expense of the state. In the long run, thus will be ruinous if not corrected.

Sent from my iPad