

Testimony on Affordable Housing:

Public Hearing on 2.05.2015

Thank you for your willingness to re-open discussion on a 30-year-old regulation that has been repeatedly misused by developers to bully suburban communities into compliance with their proposed developments under the veiled threat of 8-30g which provide them increased density allowances and other entitlements under the regulation.

This regulation provides benefit only to developers and makes it extremely difficult for local land-use agencies to work on equal footing to reach a compromise solution that benefits both set of interests. As a result, communities, such as Newtown, are intruded upon by the misuse of regulations whose original intent was honorable and purposeful in its desire to increase affordability in housing. The 8-30g regulations do not at this time provide for exceptions relative to senior housing or mobile homeownership which clearly meet affordability standards in our community. By including deed restrictive language in the regulation prohibits communities from accurately counting the number of homes that meet affordability criteria. I hope your committee will be able to correct this arbitrary oversight.

It is essential that we work with local communities to address affordable housing needs in our towns, but it must be done in a fair and just manner whereby communities will be able to protect the character of their neighborhoods and quality of life. Thank you for your consideration on this extremely important topic.

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