

To The Housing Committee:

My name is Matthew Mandell, I am a ten year member of Westport's Representative Town Meeting and Chair of that body's Planning and Zoning Committee.

My record to date, including my oversight of the Planning and Zoning Commission, has been one of total support for affordable housing. I come before you tonight in support of the many modifications to the law known as 8-30g.

8-30g is a well intentioned piece of legislation that has been hijacked by lawyers and developers more interested in lining their own pockets than building the needed housing the law was meant to create.

These opportunists have manipulated the law to game the system to, might I say, terrorize residents and communities with outrageous proposals, using rules that give all the power to them leaving municipalities on the defensive and scrambling to make a deal.

Instead of being embraced, 8-30g is reviled as an assault on the very freedom towns were supposed to have in determining their own destiny.

In Darien, an unscrupulous developer bought a property threatening an 8-30g to be bought out by the neighbors. Then taking his profit moved down the road and did it again to the next unsuspecting and defenseless community. He was a serial violator of the spirit of the law.

In Greenwich a developer used 8-30g to seek 10 times the density allowed by zoning to then receive 4 times the density, but with no affordable units.

And in Westport, currently facing two such aggressive proposals, we wonder why must we put up with this situation when in our heart we believe in diversity and support for affordable housing, which has always been the case.

One developer has bought up 8 small modest homes in a naturally occurring affordable working class neighborhood and seeks to build 186 condos. How is this fair to the other residents who have invested their lives in their properties.

The other developer seeks to build a 5 story 200 unit apartment building towering over the road and every other structure in the area and town. And might I add will be similar size and construction to the building that burned to the ground in Edgewater last week.

But enough of why 8-30g does not work, and it does not work.

How do we change and it and yet still ensure we can house those who need it.

You need to take into account what a community does, what actions it has taken and where it is going. 10% may never be attainable and even attempting to achieve that might

destroy the character and the very fabric of some of our communities, the very communities that state relies on taxes for.

Westport has always been a progressive community, one of inclusion and diversity,

Westport built two 100% affordable housing communities before 8-30g was even created. In an ironic slap in the face, Westport doesn't get credit for them in any calculation. Recently we totally rebuilt both, doubling them in size, yet still maintaining the single family home character of the neighborhood. And still Westport doesn't get full credit.

Westport has created many zones to promote affordable housing, I have included them in a my paperwork, one of these is called the inclusionary housing zone, which requires 20% affordable, double what many communities require. And just last week one of these was approved and another is moving through the application process. This shows there are developers willing to work within the rules and that Westport is working to provide affordable housing. Yet we get no credit for that.

When I asked the attorney who is behind the 5 story building I spoke of, why not use this inclusionary zone which applies to the property. He answered, not enough density. I took his dictionary off the shelf and looked up density. To my surprise, it said profit, how much can be made from a project. I handed him the dictionary and ask him to look up altruism since it was obvious it was not in his vocabulary.

Things like density, it impacts on the community and how it relates to the underlying cost for the land needs to be addressed. Height of buildings should not be so out of character to be obscene as we are facing in Westport. Pre existing affordable housing must be taken into account. Affordable Senior housing has to be included as part of the equation, they are just as much a part of diversity. These and more need to be addressed and adjusted to make 8-30g a reasonable and workable piece of legislation. It cannot go on as it does now.

The time has come for you to take the sword out of the hands of the greedy, it time to hand the hammer that is held over our heads and give it back to the municipalities who have proven their intent and let them move forward in their way to build what is needed.

8-30g is broken you have a chance to fix it.

Matthew Mandell  
18 Ferry Lane East  
Westport CT, 06880

Westport RTM - matthew@westportdl.com

Bills this applies to

1. Proposed S.B. No. 123 AN ACT CONCERNING CREDIT FOR EXISTING AFFORDABLE HOUSING STOCK. (HSG)
2. Proposed S.B. No. 171 AN ACT CONCERNING INCENTIVES FOR AFFORDABLE HOUSING DEVELOPMENTS. (HSG)
3. Proposed S.B. No. 172 AN ACT CONCERNING THE HEIGHT OF AFFORDABLE HOUSING UNITS. (HSG)
4. Proposed S.B. No. 403 AN ACT CONCERNING THE INCLUSION OF SENIOR HOUSING AS AFFORDABLE HOUSING. (HSG)
5. Proposed S.B. No. 407 AN ACT CONCERNING REVISIONS TO THE AFFORDABLE HOUSING APPEALS PROCEDURE. (HSG)
6. Proposed H.B. No. 5055 AN ACT CONCERNING THE CALCULATION OF THE NUMBER OF AFFORDABLE HOUSING UNITS IN MUNICIPALITIES. (HSG)
7. Proposed H.B. No. 5056 AN ACT CONCERNING THE PROTECTION OF AGE-RESTRICTED HOUSING. (HSG)
8. Proposed H.B. No. 5057 AN ACT CONCERNING INCENTIVES FOR THE ESTABLISHMENT OF AFFORDABLE HOUSING FOR SENIOR CITIZENS. (HSG)
9. Proposed H.B. No. 5254 AN ACT CONCERNING AFFORDABLE HOUSING UNITS IN SET-ASIDE DEVELOPMENTS. (HSG)
10. Proposed H.B. No. 5306 AN ACT CONCERNING APPLICATION OF THE AFFORDABLE HOUSING LAND USE APPEALS PROCESS. (HSG)
11. Proposed H.B. No. 5576 AN ACT CONCERNING ADDITIONAL CREDIT FOR AFFORDABLE HOUSING BUILT FOR SENIOR CITIZENS. (HSG)
12. Proposed H.B. No. 5577 AN ACT REPEALING THE AFFORDABLE HOUSING LAND USE APPEALS PROCEDURE. (HSG)
13. Proposed H.B. No. 5578 AN ACT CONCERNING THE ESTABLISHMENT OF AFFORDABLE HOUSING FOR SENIOR CITIZENS. (HSG)
14. Proposed H.B. No. 5579 AN ACT CONCERNING THE MINIMUM NUMBER OF AFFORDABLE HOUSING UNITS IN SET-ASIDE DEVELOPMENTS. (HSG)
15. Proposed H.B. No. 5580 AN ACT PROHIBITING THE CONVERSION OF AGE-RESTRICTED HOUSING TO AFFORDABLE HOUSING. (HSG)

16. Proposed H.B. No. 5581 AN ACT CONCERNING AFFORDABLE HOUSING MANDATES FOR CERTAIN MUNICIPALITIES. (HSG)
17. Proposed H.B. No. 5582 AN ACT CONCERNING THE INCLUSION OF LOW-COST HOUSING AS AFFORDABLE HOUSING. (HSG)
18. Proposed H.B. No. 5802 AN ACT CONCERNING THE RESPONSIBLE GROWTH OF AFFORDABLE HOUSING. (HSG)
19. Proposed H.B. No. 5803 AN ACT PROVIDING CREDIT FOR EXISTING AFFORDABLE HOUSING. (HSG)
20. Proposed H.B. No. 5804 AN ACT CONCERNING AFFORDABLE HOUSING FOR SENIORS. (HSG)
21. Proposed H.B. No. 5805 AN ACT PROHIBITING THE CONVERSION OF AGE-RESTRICTED HOUSING TO AFFORDABLE HOUSING. (HSG)
22. Proposed H.B. No. 6126 AN ACT CONCERNING AFFORDABLE HOUSING MANDATES FOR MUNICIPALITIES BASED ON POPULATION SIZE. (HSG)
23. Proposed H.B. No. 6127 AN ACT CONCERNING THE NUMBER OF AFFORDABLE HOUSING UNITS IN SET-ASIDE DEVELOPMENTS. (HSG)
24. Proposed H.B. No. 6128 AN ACT CONCERNING REVISIONS TO THE AFFORDABLE HOUSING LAND USE APPEALS ACT. (HSG)
25. Proposed H.B. No. 6129 AN ACT REPEALING THE AFFORDABLE HOUSING LAND USE APPEALS ACT. (HSG)
26. Proposed H.B. No. 6130 AN ACT CONCERNING THE DETERMINATION OF THE NUMBER OF AFFORDABLE HOUSING UNITS IN A MUNICIPALITY. (HSG)
27. Proposed H.B. No. 6131 AN ACT CONCERNING EXEMPTIONS FOR MUNICIPALITIES FROM THE AFFORDABLE HOUSING APPEALS PROCEDURE. (HSG)
28. Proposed H.B. No. 6135 AN ACT CONCERNING A MORATORIUM FROM THE AFFORDABLE HOUSING APPEALS PROCEDURE UPON COMPLETION OF AN INCENTIVE HOUSING DEVELOPMENT. (HSG)
29. Proposed H.B. No. 6139 AN ACT REVISING THE AFFORDABLE HOUSING LAND USE APPEALS PROCEDURE. (HSG)
30. Proposed H.B. No. 6140 AN ACT REQUIRING A BOND WITH RESPECT TO THE AFFORDABLE HOUSING LAND USE APPEALS PROCESS. (HSG)

31. Proposed H.B. No. 6145 AN ACT EXEMPTING CERTAIN MUNICIPALITIES FROM THE AFFORDABLE HOUSING LAND USE APPEALS ACT. (HSG)

32. Proposed H.B. No. 6146 AN ACT CONCERNING CREDIT FOR AFFORDABLE HOUSING BUILT FOR SENIOR CITIZENS. (HSG)

Westport Zone Changes to require and allow for affordable housing.

Westport has always believed and encouraged increasing the diversity of housing stock while maintaining our small town character. It clearly stated as a goal in our POCD. In recent years the Planning and Zoning commission has taken legislative action to further encourage diversity of housing. The listing below represents legislation enacted to promote diversity of housing within the town to comply with 8-30 G requirements.

1.	§16-2.12	Mobile Home Replacement Units	80% affordable
2.	§18 affordable	Residence C Zone	15%
3.	§19 affordable	Affordable Housing Zone	30%
4.	§19A affordable	Affordable Housing Zone/Workforce	20%
		work force	10%
5.	§20 Zone	Municipal Housing	100% affordable
6.	§32-1 Housing	Supportive	100% affordable
7.	§32-12 affordable	Inclusionary 2 family & Multi-family Housing	20%
8.	32.15 and 32.15 A residential	Managed Residential Community and senior community on Town Owned land	60% affordable
Land	9. §32-17 50% affordable	Affordable/Middle Income Housing on Town	50%
	(80% AMI)		
Zone	10. §39A	Inclusionary Housing	20% affordable

