

McCall, Brandon

From: Emmeline Harrigan <eeharrigan@yahoo.com>
Sent: Tuesday, March 01, 2016 10:36 AM
To: Sen. Slossberg, Gayle; Kim Rose; zRepresentative Pam Staneski
Cc: HSGTestimony
Subject: Pending Affordable housing legislation

Dear Senator Slossberg, Representative Rose, and Representative Staneski,

The State of CT is desperately in need of more diverse housing options that fully address housing needs for all populations, including young workers starting out, modest income households, and the increasing numbers of aging populations on fixed and limited incomes.

A recent Forum on ALICE (asset limited, income constrained, employed) households indicates that 35% of all households in CT meet this shocking criteria and that they pay an estimated 50% or more of their income toward housing costs. That's 1/3 of all CT WORKING households that struggle to meet their monthly expenses and housing costs.

The 8-30(g) legislation filled a void to create affordable and multi-family housing where few municipalities dared to venture and unfortunately now many still fear to tread in a meaningful way. Until communities really take the mantle of creating regulations that not only begrudging allow for this type of housing but actually develops standards that support and entices this type of housing where it should be located in close proximity to our bus and rail transit and commercial corridors, the 8-30(g) regulations should remain intact to provide at least some supply of multi-family and affordable units that is so desperately needed state-wide. Arguably, it would be more ideal if 8-30(g) could support more mixed-use development within commercial corridors by providing more incentives to achieve State Plan of Conservation and Development TOD goals.

As a constituent in your community of Milford, I ask you to leave the current 8-30(g) legislation alone and proactively reach to do more to find solutions for BRINGING affordable and multi-family housing to Milford in locations where it can add significant economic development and livability benefits to the community. Multi-family housing should be viewed, not as a problem, but as an important and exciting economic development opportunity for our community.

Thank you,
Emmeline Harrigan
107 Oronoque Road, Milford

Sent from my iPhone