

**Submitted testimony regarding H.B. No. 5363 (RAISED) AN ACT CONCERNING THE AFFORDABLE HOUSING LAND USE APPEALS PROCEDURE.**

By: Gwen G. Bruno  
Milford, CT 06460

As a Milford homeowner resident, I am deeply concerned over the abuse of our Affordable Housing Act, 8-30G. Developers have been forcing poorly-planned, overcrowded affordable housing developments that are highly congested and frequently threaten our historic buildings. These projects devalue neighboring property values, destroy the fabric of our neighborhoods and devalue neighboring property values.

While I recognize the need for Affordable Housing in Milford, there has to be consideration given to the density of housing and its effect on both the new residents as well as the surrounding neighborhood. Affordable housing developments have been proposed, and are being built, that would never pass planning and zoning. By example:

**335 Meadowside Road, Milford** – existing house, C. 1885, 2 bedrooms, 1.5 baths, on 1.01 acres, would be demolished in favor of 18 townhouse units plus parking.

- At a recent public hearing, neighbors indicated the back of a row of these townhouses would be constructed with 18 inches of their property. The builder, and their attorney, did not dispute this claim.
- Children living in the complex, when playing outdoors, would have to use the parking lot.
- The housing is built so close together and in such close proximity to neighboring properties, Fire trucks could not access the back of the units.

Currently, affordable housing project specs can override local P&Z laws – this is the crux of the problem and 8-30G should be amended to remove this clause. Building affordable housing projects that abide by local P&Z laws provide safe and comfortable housing and retain the quality of the neighborhoods in which these projects are executed as well as preserve Milford's built history.

In closing, I have also sought input from a prospective affordable housing recipient; my 27 year old son. Dan is college educated, gainfully employed in a FT permanent position, credit worthy and lives at home because he cannot afford local rents. I asked if he was interested in the 335 Meadowside Road development and he is not – for the very same reasons noted above. Dan advised me he would rather seek out-of-state employment and housing than live in the over-crowded, dangerous conditions the current affordable housing development offer prospective renters and owners.