

Comments for consideration under the state's Affordable Housing Statute

February 28th, 2016

To: All relevant parties
Public Hearing at 2:00P.M.
Tuesday March 1st, 2016
Room 1B
300 Capitol Ave.
Hartford, CT 06460

EMAILED: TO hsgtestimony@cga.ct.gov

The foregoing points are being submitted upon the recommendation of the Thursday February 25th, 2016 Milford~Orange Bulletin whereby the article on page One reads "Senator Slossberg is inviting Milford Residents to join in testifying, and if they cannot attend, to submit written testimony by e-mail."

This document is being submitted pursuant to the instructions noticed in the public record and is directed to the legislators and officers of said committee/s on this date to address, and seek remediation, and relief, from out of state, and in state developer's abuse of the law commonly known as 8-30g.

The People of Milford would Like CGS 8-30G Permanently Repealed:

In the event there is no or not enough support of a permanent repeal...

We propose the following changes and amendments to this law:

- 1) Courts need to facilitate and recognize inhabitants of local affected neighborhoods in the 8-30g appeals process who have information and or direct knowledge of the areas that are under review, have been denied by P&Z and/or are contested. Such facilitations should require the courts to allow at least One additional neighborhood person to join in an appeals lawsuit.
- 2) Free legal advice should be provided to affected residents, whose property rights may be degraded due to the presence of any reasonable preponderance of evidence that their or their family's health and safety may be affected by an 8-30g project.
- 3) Permit moratoriums should be set in place once the number of Low income houses set forth on contested permits meets the statutory requirement of 10%. Should the developers not

- prevail, or fail to bring their projects to fruition pursuant to dates of expiry on building permits, then additional/other 8-30g permit requests should be allowed for consideration.
- 4) Increase the points for senior housing from ½ to 1 full point, and assign city owned public housing 3 points per unit under the current point system.
 - 5) No property owner with delinquent property taxes, unpaid property taxes, or liens or levy's clouding title to a proposed 8-30G property should be given any consideration for a 8-30g permit at the local level, and no right of appeal should be considered without first having their debts paid in full and their liens satisfied.
 - 6) Fire Windows, Elevators and Sprinklers should be mandated in all 8-30G structures that are multi floor. 8-30G Properties must meet the commercial building code including those specified by the Americans With Disabilities Act, Fair Housing Laws, and those specified by schools and Hospitals.
 - 7) Any Attorney, Expert Witness, Legislator, Judge, Magistrate or person instrumental in shaping or influencing public policy and outcomes on 8-30g must reveal his involvement, and recuse or disqualify themselves from participation in Court appeals.
 - 8) Common charges, one time fees, recurring fees, taxes or any like gimmicks to extract additional income from low income tenants cannot be added to low income rents.
 - 9) Low income Tenants must enjoy all the same rights, amenities, entrances, and privileges of the highest rent paying tenants.
 - 10) For each bedroom there must be a minimum of 1.5 Parking spaces
 - 11) Maximum lot coverage cannot exceed 1/3 of buildable lot.
 - 12) Setbacks from all roads must be a minimum of 75 Feet.
 - 13) Any property over 100 years old, deemed of Historic significance either by Local, State, or National register cannot be subdivided, destroyed, altered or diminished in any manner that substantially changes the historical characteristics and public access to the property.
 - 14) Any and all land deemed of Archeological significance by an accredited Public University, cannot be used for purposes of 8-30G.
 - 15) No property occupied by Protected Species, Endangered Species, or nesting birds should be deforested, destroyed or disturbed.
 - 16) Any property with a history of any business, capable in the least, of having contaminated the surrounding soil, or air, should be built on until a phase 2 soil study has been completed to the satisfaction of the State Department of Environmental Protection.

We the people of Milford CT, having met and discussed these issues and concerns ad-
nauseum with our State Representatives, Mayor, local and public officials, our social media
groups, and in direct contact with one other, as well as our local elected and non-elected boards
commissions and all relevant bodies of government, do hereby pray that this committee, in its
actions, grant our community, and countless like others, the relief in which we the local residents
demand.

We pray you find our concerns are just, well founded, and fair and equitable to all of our citizens
who wish tranquility restored to their neighborhoods.

We the people of Milford further pray for true and meaningful legislative action that will protect
the health and safety of our communities and respect the decisions cast by our local
democratically elected boards and commissions, whom are best suited to responsibly represent
disaffected members of our community.

Sincerely,

Rocco J. Frank
Terri Finch
44 Lexington Way N.
Milford, CT 06461

And all those neighbors of ours who are at risk or are currently injured under 8-30g.

