

Date: \_\_\_\_\_

To: \_\_\_\_\_

From: \_\_\_\_\_

Dear

I am writing today as a constituent and taxpayer. I am strongly opposed to the Connecticut State Statute 8-30g and the current CDD-2 Zoning in the 3rd District of Milford, CT.

The State Statute does not serve the people who qualify under the Affordable Housing (HUD) qualifications. Local zoning regulations are completely circumvented for the benefit of greedy developers. The Health and Safety of the residents and entire district are being compromised because of the current Statute. Cities are afraid to protect their citizen's rights in fear of lengthy and costly lawsuits. The way the Statute is written, and the standards set forth in the counting of affordable units is unfair. Once a CHAFA property is re-sold, the unit is removed from the "Affordable" count. The way the 10% state minimum requirement for all towns and cities needs to be revised. Condo and apartment units developed under 8-30g can be re-sold or rented to non-affordable qualifying households with no "true" oversight other than that the developer must send a form to the city stating that he has rented to qualified tenants, who's verifying the tenants? No one! Applications for apartments can be passed and then the developer can switch them to condominiums. Profits are made by the developer and the seller. There are many towns in the State of Connecticut that are well below 1%, a far cry from the states 10% unfunded mandate. Towns that are along the state's inter-state corridor are being selectively chosen and targeted by developers; this is a state-wide issue. Towns that are showing an effort are losing units daily due to the HUD counting practices.

The City of Milford has re-zoned several areas in town to "invite" affordable housing onto specific streets and into specific neighborhoods. This is red-lining. The City, as a whole, should equally share the "burden" of affordable housing.

Let's keep "affordable housing" but not at the expense of the taxpayers.

Please protect our rights.

Sincerely,

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