

August 2, 2020

Dear Planning Commission,

Thank you for the opportunity to speak at the July meeting of the Planning Commission. I look forward to discussing with you further the essence of my presentation and my correspondence, namely, promoting as part of our Affordable Housing Plan owner occupied housing using CHFA financing.

Please know that my intent here is to help the Town meet affordable housing needs without succumbing to the idea that affordable housing *development* (i.e., multi unit rental complexes) is the *only* option available. I think that housing neighborhoods like those in the Lake, Atwood, Edwards Avenue or Church St., Camden Ave., Linden Lane areas or in condominium clusters like Woodbury Village or Woodbury Place would fit the character of Woodbury far more than large government subsidized apartment buildings. In fact, the current POCD notes that Woodbury already has a larger percentage of rental units than all of Litchfield County which includes Torrington.

Furthermore, I am not looking to impose spot zoning intrusions of small lots in areas with more substantial properties; rather, I think areas can be identified as suitable for smaller, clustered, owner occupied dwellings for low-moderate income families. Equally important would be matching the 40 existing properties currently for sale in Woodbury and eligible for CHFA financing with low-moderate income families

I hope the Planning Commission considers inclusion in our upcoming Affordable Housing Plan of a component that addresses this goal. The list below is offered only as a suggestion of some specifics that might be considered.

Sincerely,

William A. Monti
65 Woodbury Hill

AN IDEA FOR INCREASING AFFORDABLE HOUSING AS DEFINED IN CGS 8-30g

The Affordable Housing Plan should include a component regarding expanding the number of owner occupied dwellings with CHFA support in the Town. That component could include:

- a. Identifying single family dwellings for sale in Town for less than \$317,590 and providing for maintenance of an ongoing record of such dwellings.
- b. Recommending how the Town will establish and maintain lines of communication with one or more local bank(s) to be the facilitator(s) for low - moderate housing purchases through CHFA.
- c. Recommending how the Town will establish and maintain lines of communication with CHFA.
- d. Recommending how the Town will establish and maintain lines of communication with local real estate agents.
- e. Recommending how the Town will establish and maintain lines of communication with prospective low-moderate income homeowners, including ties with appropriate agencies in Waterbury, Torrington, and Danbury.
- f. Recommending how the Town can encourage developers to build owner occupied dwellings that can meet CHFA guidelines.
- f. Recommending ways the Town can incentivize low-moderate CHFA housing sales.
- g. Recommending 3, 5, and 10 year goals for the number of CHFA supported single family dwellings.
- h. Offering options for the Town to establish an official agent or agency to oversee and coordinate all the elements included herein.