

Dear Decision Maker:

I am writing to express my opposition to the Town of South Windsor's Application for a State Certificate of Affordable Housing Completion that may result in a Moratorium on the applicability of Section 8-30g with the Department of Housing of the State of Connecticut. South Windsor's extremely limited affordable family housing does not support the needs of the community nor the families that would choose to live here if housing were an affordable option.

While the Town's application may accurately depict the quantity of affordable housing units, it does not go unnoticed that the majority of those units are designated strictly for elderly households. Of the reported 307 affordable units, sixteen (16) are rental units that are set aside for family (non-Elderly) households. Of these sixteen affordable rental units, eight (8) or one half of the units, are one-bedroom apartments not meant to accommodate more than two persons.

There are eleven (11) family owner occupied units offered as 3- and 4-bedroom units at Clark Estates, Clark Estates II and Schoolhouse Drive. All of these units are concentrated within 1.4 miles of each other, within the 28.7 square miles of the South Windsor borders.

According to land records presented in this application, each of these affordable units sold in excess of three hundred thousand dollars. (\$300,000.00), most in the three hundred and forty thousand to three hundred and sixty-thousand-dollar (\$340,000.00-\$360,000.00) range, making it affordable only to those at the very highest limit of the required maximum 80% AMI. Even so, it is hard to imagine a scenario that assumes annual household expenditures for a family of 4 with a mortgage that high and additional HOA fees that would comply with Sec. 8-30 (c)(1)(B).

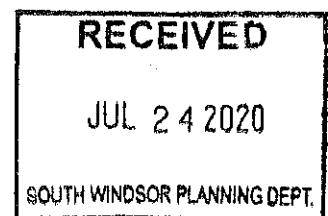
As the Town demonstrates, according to the 2010 US Census there were 10,243 housing units. While this is the standard set forth in the application, the data no longer represents an accurate count of housing units in South Windsor. The most recent 2019 American Community Survey census available demonstrates that the number of housing units in South Windsor had increased to 10,477¹. Were South Windsor to meet the 2% of its current housing units that number would need be 209.54 according to this data. Additional housing units are actively in construction at the time of this writing, continuing to elevate the quantity of housing units in South Windsor. By submitting this application on obsolete data, the Town is able to take advantage of a lower standard as defined by the Department of Housing.

There currently exists regulation in town that dictates affordable housing elements are to be included in future Multihousing applications for all developments to be constructed in the Sullivan Avenue area, an area that is primarily commercial and intersects the two highest crime zones in our town².

The application presents supporting statistics, that may or may not meet the *most minimal* standards for submission, it does not demonstrate a culturally diverse community set to thrive and grow in accordance with many suburban development plans that encourage and invite socio-economic diversity.

I do not feel that South Windsor's application for Affordable Housing Completion should be approved or that the Town should be allowed to impose a moratorium on future affordable housing applications in this community.

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¹<https://www.towncharts.com/Connecticut/Housing/South-Windsor-town-CT-Housing-data.html>

²<https://www.neighborhoodscout.com/ct/south-windsor/crime>