

AFFORDABLE HOUSING PLAN

Comments prepared by John Poole and Tony Siragusa follow:

1. Pg. 2 Para 2. Change the sentence that refers to Montville median Income to (2020 ACS Census data estimates that the median household income in Montville of \$80,765 is lower than the Area Median income.)
2. Pg. 3 Para 2. How does the regional level affect Montville?
3. Pg. 3 Para 3. What is the Regional Plan Association?
4. Pg. 3 Para 5. This says the zoning regulations require change. The regulations have been changed over the years to provide for what is being suggested. They don't require further change.
5. Pg. 5 Para 2. What are Montville's median sale prices?
6. Pg. 6 Para 2. Are 0 bedrooms studio apartments?
7. Pg. 7 Para 2. The existing schools can handle more students.
8. Pg. 8 Para 1. The existing schools can handle more students.
9. Pg. 8 Para 2. Single family units should have at least two bedrooms in case there are children.
10. Pg. 13 Para 1. Not including trailers in the figures is not right. If they were included, we would have plenty of low income properties.
11. Pg. 16 Heading: Increase Options for Elderly Residents. Favorable zoning exists for seniors. Delete from Action plan.
12. Pg. 16 Heading: Increase Options for Elderly Residents. Additional strategies: Tax reductions should be made for all seniors. This would encourage other seniors to move to town, offsetting the cost for the tax relief. A proposed plan has existed in town for years and could be implemented by the Town Council.
13. Pt. 16 Heading: Increase Options for Elderly Residents. Additional strategies: The RFP is not practical. The land the town owns is for recreation. It would not get approved.
14. Pg. 16 Heading: Support First-time Home Ownership. Realtors publicize what is available. They advise buyer on what

type of financing is available. Involvement by Town isn't practical. The existing system has worked for years.

15. Pg. 16 Support First-time Home ownership. The rebate suggestion puts a burden on town taxpayers. Should the State provide money, it could be done.
16. Pg. 16 Support First-time Home ownership. The grants programs are a State issue. Should they provide such finding, they can notify the realtors to inform the buyers.
17. Pg. 16 Encourage Diversity in Housing Supply.
 - A. Evaluate progress. The additional strategies should be located as an existing program. It is nothing new.
 - B. The land available in the sewer area is known. Developers can do what they want.
 - C. Fund should be handled by the County not the Town. Who would do it?
 - D. Work shops should be handled by the County. Housing rehabilitation is very expensive. The house rehab programs, such as HOPE, costs far more money than they sell them for. They get funding from the utility companies which means the taxpayers pay for it.
18. Pg. 17 Support Commissioner Continuing Education. Support is not needed. The State requires this action.
19. Pg. 17 Update Zoning Regulations. The Town has done what is appropriate. The question of parking space is controversial. Two person homes should have two spaces. Why make their life difficult because they don't have a lot of money?