

MEMORANDUM

To: Ridgefield Planning and Zoning Commission

From: Kirk Carr

Date: December 22, 2023

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PLANNING & ZONING
COMMISSION

RE: December 27, 2022 Agenda 3.1.1 - A-22-5 Regulation Text Amendment for Inclusionary Zoning

What local problem does Planning and Zoning intend to address by mandating 15% low-income restricted housing units in developments of 5 or more units in **all zones within Ridgefield?**

What are the demographic trends and parallels with Darien that make it the ideal model for Ridgefield to emulate?

Why have incentives not been compelling enough for developers to voluntarily include low-income units in exchange for higher densities?

Should zoning regulations be "obliterated" to favor developers over Ridgefield residents' interests? Is that the mission of the Commission?

Ridgefield's addressable qualified market for low-income restricted units is saturated. Ridgefield's poverty rate at 2% is below its 3% rate of low-income restricted units. Ridgefield is one of only 70 Connecticut towns with a higher percent of low-income units to its qualifying poverty population.

Creating a glut of low-income restricted units is in no one's interest. Requiring developers to include low-income restricted units for which there is little or no unsatisfied demand may backfire and make building any multi-family developments prohibitive for developers to build.

Planning and Zoning should approach this with great caution. **Inclusionary mandates in all zones within Ridgefield is excessive.** If the Commission wants to experiment with mandates, it would be well advised to limit those mandates to defined overlay zones where incentives have failed so far and see what the impact is before expanding to the MFDD or MSDD.

Affordable housing that is not low-income restricted is not counted for 8-30g purposes but addresses the real housing needs of Ridgefield's demography. As noted by the Commission, 8-30g is a "bugaboo" that is distorting the Commission's judgement. Ask yourself, would you do any of this were it not for 8-30g? Don't let 8-30g derangement overrule common-sense zoning regulations.

Please watch [this 24-minute video](#) that includes a tour of Darien's inclusionary overlay zones and data on the diverging demographics and trends between Ridgefield and Darien. Listen to First Selectman, Rudy Marconi, share his vision for Ridgefield housing development.