

Customizing Housing Solutions, Not Imposing a One-Size-Fits All Approach

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Seniors who can't afford the homes they have lived in for decades - but have no place to go. Young families who want to return to the communities where they grew up - but can't afford a starter home. Teachers, nurses, caregivers and others who serve our communities - but have to live

elsewhere.

We have a housing crisis in our towns that is hurting those struggling with housing costs, and impacting vital parts of our communities, including small businesses, schools, and volunteer organizations such as our fire and EMS squads.

Take New Fairfield. The excellent Housing Affordability Plan, drafted by the New Fairfield Housing Opportunities Committee, concludes that more than a quarter of all households in New Fairfield are spending too much on housing. Yet, our opponents, State Senator Steven Harding and State Rep. Pat Callahan, have done nothing to address this crisis besides offering vague support for local control of zoning.

As candidates for state office, we understand that each community is different and there is no one-size-fits-all solution to tackling the housing crisis. Instead, we are committed to connecting constituents to state

resources that address housing costs and creating programs to build the housing we need while respecting, and even strengthening, local control of zoning.

For example, we want to make sure our constituents know that, starting Monday,



July 29, 2024, the Connecticut Housing Finance Authority will help first time home buyers who have student debt by reducing their mortgage rate by 1.25%. Another great resource is the CT Green Bank that provides low cost financing for energy efficiency and up-

grades. Not only do we want to make sure our constituents know about these and other state programs, if elected we would help constituents access these resources. That's our vision of constituent services.

Another example is Justin's proposal, based on a successful program in Vermont, to have the state provide funding to homeowners who want to build an accessory dwelling unit on their property in exchange for a 5 to 10 year commitment to keep the unit affordable.

This proposal benefits our towns in two ways. First, it makes constructing new units - under the existing zoning in most towns - faster and more affordable. Second, units built under the program could count towards an exemption for our towns from the state statute that some developers use to get around local zoning (known as 8-30g).

This idea and others like those in the New Fairfield Affordable Housing Plan envision stronger, more vibrant towns with more varied housing options. If elected, we will help bring the ideas to life.

Please reach out to Anne at anne4staterep@gmail.com and Justin at justin@potter2024.com to learn more.



Paid for by AnneforStateRep Committee, Samantha Addonizio-Butts Treasurer and Potter 2024, Emily Smith, Treasurer. Approved by Anne Weisberg and Justin Potter.