

January 8, 2022

To: Planning Board members
From: Robin Stein
Re: ZB Application #222-32(Mod) – CP VIII Clinton, LLC

Dear Members of the Planning Board:

I would like to comment on the above cited Zoning Board referral in which the applicant seeks to make a \$12,953,280 contribution to the Affordable Housing Trust Fund in lieu of providing onsite Below Market rate housing. The project is located within the MRD-D Mill River District.

Years ago, I participated as Land Use Bureau Chief, in the planning and implementation of the Mill River Park and Corridor. As part of this city-wide effort, the Planning Board, Zoning Board, and the URC developed the framework for the park and corridor. The goal was not only to develop a first-class park for the city but to provide the land use tools to integrate the adjacent area (corridor) with the park, Downtown and West Side. Simply put, we wanted to create an area for Stamford's diverse population to live, work and enjoy.

One of the most challenging areas of concern was the need to develop land use tools to provide housing for Stamford's population both present and future in the Mill River Corridor. The MRD-D is one result of this process. The zoning regulations specifically stated that within the MRD-D there should be the "Provision of Dwelling Units at below market rates." I believe that this holds true today, and that all housing developments in the Corridor should provide below market rate units as per the MRD-D regulations.

However, I would be remiss if I did not recognize the value to future housing development that the addition of the substantial amount that this proposed fee-in-lieu funds would provide. As a possible compromise (realizing that "compromise" is not a popular word these days), let me suggest as an option for half of the normally required BMRs be on-site, and that the fee-in-lieu amount be reduced accordingly.

Robin Stein
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