People Friendly Stamford

www.peoplestamford.org

Statement in Support of Smart and Equitable Development
July 2022

People Friendly Stamford is a local community advocacy group working to transform Stamford's neighborhoods to make them more walkable and bikeable, economically vibrant, affordable, and less reliant on cars. We have long supported transportation projects that improve safety for all users, but also recognize that smart and equitable development contributes to a safe and equitable transportation network. With that, we enthusiastically support the affordable housing development proposed at 35 Crescent Street.

In Fairfield County a shortage of housing units has led to high rents, overcrowding, and the outmigration of young professionals and families. To maintain Stamford's relative affordability, diversity, and vibrant community we need to lean on our strengths by further encouraging high-quality housing options for the Stamford residents of today and tomorrow.

We believe Stamford should be a welcoming place for all people. We reject that certain neighborhoods are only for certain people or that existing community members should feel threatened by new housing options. We also recognize that property owners have the right to responsibly develop their own property, while meeting the vision set out in recent city plans.

The proposed location is in a walkable village located near the Glenbrook train station and other important amenities. This type of urban infill can support local businesses and reduce the cost of public services on taxpayers when compared to lower-density development. In a city like Stamford where land is very expensive, shared multi-unit arrangements on a single lot can cut housing costs dramatically, providing both more affordable options for families and more tax revenue.

Infill development is not only a key solution to provide housing affordably for low income households and reduce tax burdens for all Stamford residents, but it is also one of the most impactful solutions to mitigate climate change at a local level. Multifamily housing located in walkable neighborhoods is more sustainable than single-family homes in rural or suburban neighborhoods. Not only do they provide more sustainable transportation options, but new multifamily developments are naturally more energy efficient. When viewed at a community scale, clustered development styles leave larger swaths of land intact to provide important benefits to wildlife or public recreation opportunities.

For all of these reasons and more we encourage the Board of Representatives to support smart and equitable developments like the proposed 35 Crescent Street project.

Thank you for your careful consideration.

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