

Dear Chairman Cassano, Chairwoman McCarthy Vahey, Vice Chairman Needleman, Vice Chairwoman Goupil, Ranking Member Senator Hwang, Ranking Member Zullo, and Members of the Committee:

I urge you to support SB 1024. I grew up in Greenwich, have lived here for 20 years, and would love to get a place of my own here or nearby. Unfortunately, Connecticut's high housing costs and lack of housing diversity make that an impossibility.

Connecticut badly needs to attract young people, but our zoning regulations shut them out. In Greenwich, our accessory dwelling unit (ADU) ordinance quite literally states that only elderly individuals can live in these units. This regulation doesn't protect neighborhood character or building form—it is simply about keeping young people out of the few units we could possibly afford in town. This regulation is not merely the result of neglect. Greenwich significantly revamped its ADU ordinances last year, but left the elderly-only restriction in place. We need clear, uniform rules for ADUs statewide that would lift unreasonable restrictions on use and occupancy.

In addition to this discrimination against young people, Connecticut's zoning laws mandate the construction of housing that is unaffordable and undesirable to young professionals. I do not want nor can I afford a single-family home on a large lot. Many people do, and that's great! But if Connecticut wants to attract talent and businesses, we need to allow denser, multifamily housing at least *somewhere*. There is no reasonable argument against the modest density requirements in SB 1024 for main streets and transit areas.

Young people are not represented on local zoning commissions. We do not have the time to go to public hearings to fight for individual projects. Our interests are plainly not represented. The opponents of this bill are not advocating for local control. They are advocating for control by almost entirely old, white homeowners.

The legislature has heard from a legion of young people in support of zoning reform. We are telling you that the current system does not work for us. If you want to grow Connecticut's economy and to build for the future, you must support SB 1024.

Sincerely,
Maddie Abbott