

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 encourage you to support SB 1024. Contrary to some on the claims made by opponents of the bill, SB 1024 will:

1. Increase property values by lessening government restrictions on what uses property owners can permit on their land. After Minneapolis began allowing triplexes on all single-family lots, the value of single-family homes increased by 3-5% more than comparable homes in bordering areas.
2. Lead to an influx of people to Connecticut (rather than an exodus) by increasing our housing stock as well as increasing affordability
3. Revitalize of our downtown districts. From the time I moved to Greenwich in 2000 through 2010, the population of downtown Greenwich fell by 20%, even as our economy was booming. This decline contributed to the closure of restaurants and small retail establishments which benefit from walk up customers living downtown. I am greatly concerned about the growing number of vacant storefronts on Greenwich Avenue.
4. Maintain local control over neighborhood “character.” SB 1024 does not change the ability of any town to keep height, set back or other form-based regulations.
5. Accelerate our Town’s continued to commitment to economic and racial equality by increasing access to housing near transportation hubs which leads to increased jobs and economic opportunity.

Thank you for your consideration.

Mark Abbott