

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 am writing to urge you to **support SB 1024**.

As a native and longtime resident of Greenwich, exclusionary zoning regulations have had a severe impact at every stage of my life:

- Zoning directly led to school segregation in my hometown. The catchment area for my elementary school only allowed single-family homes on four-acre lots, and as a result there were extremely few Black, Hispanic, or low-income students. At another school—which served the neighborhood that allowed multifamily housing—over 75% of the student population was Black or Hispanic. While the PTA at my school raised enough money to install air conditioning, the kids at the majority-minority school had to use modular trailer classrooms that had [significant mold problems](#) because their school building was falling apart.
- As a recent college graduate, my first apartment was an accessory dwelling unit connected to a single-family home: a fantastic, independent, affordable housing option that was near my job. That ADU wasn't in Greenwich, because my living in one would be against the law—Greenwich has an ADU ordinance but restricts the ADU to elderly only occupancy. My hometown was and is affirmatively telling me: **we don't want you here**.
- Now, as I am about to graduate law school, I would like to buy or rent a place for myself in Connecticut. I can neither afford nor do I want to live in a single-family home on a large lot. But there are precious few options available—not due to a lack of demand, but because of nonsensical regulations that prohibit any other housing type on most of the state's land.
- As a transit devotee, I do not own nor do I plan to own a car. Nevertheless, municipal parking minimums mandate that I pay for parking spaces. These regulations produce way more parking than is [actually used](#), instead of letting the market efficiently determine how much parking should be built for a particular project. As a result, I will be forced to subsidize other people's carbon emissions—a plainly inequitable and environmentally unsustainable result.

SB 1024 addresses each of these issues by creating housing opportunities in high opportunity communities, setting uniform ADU rules that all towns can meet, and reforming parking requirements to bring them in line with actual needs. Passing this bill is one of the best steps the legislature can take to help young people to move to, stay in, and thrive in Connecticut.

Sincerely,

Nick Abbott
Greenwich, CT