

Proposed Bills #1024 and No. 6613

While the goals of these bills are well intentioned, their adoption would have unintended consequences to the detriment of each and every town. Local zoning control is so important because it takes into consideration the many factors of public services including power grid, sewage systems, etc. Many towns including Greenwich have serious flood water issues that need to be taken into consideration.

The Town of Greenwich has made great strides in addressing these housing issues including accessory apartments. We understand that these bills are intended to increase the supply of affordable housing. This is a goal that Greenwich shares, and it is a goal that our town and many other CT. towns have been working toward. We disagree with the assumption that municipalities will not build affordable housing on our own. Greenwich for one has voluntarily adopted regulations to promote affordable housing production through a process that includes hearings on regulations and proposals without external internal intervention.

These bills are likely to prove counterproductive, setting back equity rather than advancing it. These bills would compel municipalities to allow denser housing around transit stations and commercial corridors--places where a car is not necessary and that are ideal for households that struggle with the cost of owning one--by right, at market rate with any affordability requirements. Given lower profits on affordable units, it is dubious whether any developers would opt into inclusionary zoning if they can build with it.

I urge you not to pass these two bills.

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