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To the Planning & Development Committee:

I am the chair of the Ridgefield Affordable Housing Committee. I have been involved with the committee since the mid-'90s, when we formed, and have been chair for most of this century.

Over that time, we have made strides toward increasing the diversity of housing in Ridgefield. However, Ridgefield's current zoning model, like that of many of Connecticut's suburban towns, is designed to limit, rather than promote, the development of much needed housing.

What SB 1024 proposes is modest and reasonable. In fact, our Planning and Zoning Commission is currently proposing to liberalize our already-accommodating accessory apartment laws, and a current TOD proposal for our Branchville station, if adopted, will exceed the requirements the bill proposes.

As a long-time observer of planning and zoning commissions, I believe that six hours of annual training will do a world of good. Further, the model codes will provide zoners with a path into 21st century thinking. The modernization of technical standards is overdue as well.

The proposals to set aside 50% of the area near main streets and transit nodes for multifamily housing are the most controversial. But in my opinion, the unmet demand for new housing—and many municipalities' recalcitrance about allowing it—demand this kind of bold action.

I urge you to support this important bill.

A handwritten signature in black ink that reads "Dave Goldenberg". The signature is written in a cursive, flowing style.

Dave Goldenberg