

To the Planning and Development Committee,

As a resident of Fairfield County, I object to the severe nature of the proposed housing legislation contained in S.B. 1024 that endeavors to centralize and control zoning regulations for housing at the state level and abdicate the rights of local zoning boards in cities and towns across the state. It seems that the underlying goal of this proposal is to force the creation of more affordable housing in Connecticut. Whether it achieves that goal is highly questionable. As my state representative put it, “this bill does little to increase housing affordability and nothing to help those in greatest need of improved housing and better educational opportunities”. A statement with which I agree.

Local zoning authorities in all municipalities have established housing rules and regulations that are meant to preserve the physical, aesthetic and architectural aspects of a community that are particular to that community. Residents and prospective residents understand and rely on these regulations when making a choice about where to reside and are subject to the economic implications of such. To remove local authority on these important functions erodes the foundation on which many of these communities were built.

As such, proposed zoning regulation S.B. 1024 will create a massive upheaval of existing municipal zoning laws which nullifies existing zoning boards and vacates the rights of residents in favor of the rights of real estate developers and lobbyists. The passage of this legislation will have severe negative implications on the value of housing in many communities and the added indirect effect of imposing a financial penalty on current residents unnecessarily.

Further, S.B.1024 also seems to have little regard for the impact on the school population or the overall town density and congestion which, of course, will likely provide yet another negative effect on many communities.

I am asking you to reconsider the passage of S.B. 1024 for the reasons I have detailed.

Thank you,

Steven Jeraci