

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 you in opposition of SB 1024.

While I value the conversation of exploring various housing options for communities across Connecticut, I am adamantly opposed to the state legislating in a top-down manner for a one-size fits all construct for the people of Connecticut.

Our community Planning and Zoning Commissions, comprised of residents of the community and elected by the people of the community, are closest to the issues at hand to best understand the impacts and benefits of local zoning decisions. Together with public hearings held on a per project basis, these bodies can come together so that the most informed decision for the health and safety of the community can be made.

Accessory Dwelling Units (ADUs) are great examples of housing options, but to mandate that every single-family homeowner now have the ability to build as of right, with no public hearing, could lead to unforeseen negative environmental and utility impacts. And then allowing ADUs to require only 1 parking space (despite multiple residents) could create unforeseen parking issues and subsequent street cleaning issues. The decisions of how and where ADUs are built in a community are best left in the hands of local Commissions that know the property, and informed by the presence of public hearings.

Multifamily housing, again by right, within designated areas of a community as set forth in this bill, is beneficial to builders, but what benefit does the lack of input provide the residents of the community? Builders could simply avoid public hearings by adding 4 unit dwellings to mixed use projects. Zoning laws were created and took off in the United States in the 1930s and 40s to provide for orderly development of communities – this bill strips communities of this ability.

Overall, I believe this bill is a move by government to simply create market manipulation with the supply of housing, but does not address the real needs of urban areas and the need for a better supply of jobs, and better wages and educational outcomes for our most needy.

I agree to public publishing of my testimony.

Thank you for your consideration.

Sincerely,

Christa McNamara

Darien