

3/24/20201

To: The Planning & Development Committee

RE: *HB 6107, HB 6611, HB 6612, HB 6613, SB 1024, SB 1026, SB 1027*

We are deeply concerned about the current push for more State Mandated Policies regarding zoning.

While there is a need for more diverse housing in Connecticut, the proposed bills will:

- Force municipalities to erect specific types of housing developments within a ½ mile of transit stations OR ¼ mile of commercial corridors
- Eliminate local control over certain types of housing (location-based, accessory, 2+ units) and allow certain developments to occur without a local public hearing – taking away homeowner and taxpayer rights to be heard
- Create new mandates - including training staff, assimilating local regulations and shouldering new costs
- Affect the environment and drinking water statewide by ignoring the responsibilities of municipalities who host waterways, open space
- Impact traffic flow, parking demands
- Drive up residency at a rate which outpaces the capacities of local resources/services - Police, Fire, Schools, on street parking
- Overburden the public water and sewer infrastructure (if available)
- Require access to public transportation (if available)

Further, the allowance, for example, of 15 units with no off-street parking among other specifications, is simply impossible for many of our towns including Westport. It is naïve to think that every resident of such housing will rely solely on public transportation, simply look at the very full parking lots of existing 8-30g developments in Westport, which are within Sara Bronin/DesegregateCT's target zones and you will see that they are full of cars.

Additionally, we see no evidence that any of these bills have been analyzed with regard to current affordable housing requirements, particularly 8-30g with its many flaws and loopholes for developers, and the pandora's box of out-of-control overdevelopment the combination will create, increasing market rate housing stock at such a rate that it will become absolutely impossible for towns to meet the 8-30g requirements for affordable housing.

We see all of these bills as gross overreach by the state and an effort to extinguish our right to representation by our elected and appointed officials.

Our town has made significant efforts to increase affordable housing stock, but the nature of 8-30g is to allow unbridled development with a relatively small affordable component, which

markedly increases market rate housing stock, which in turn perpetuates the vicious cycle of trying to “catch up” in providing affordable housing stock.

These bills are not a solution, they exasperate the problem. State mandated cookie cutter “TOD” housing is not for CT. Our state and our towns deserve democratic solutions that suit each and every community, not overbearing, flawed state mandates.

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