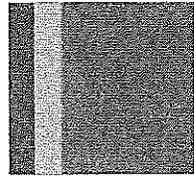


Joseph Simoncek
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February 28, 2016

Housing Committee
Connecticut General Assembly
HSGtestimony@cga.ct.gov

Subject: **H.B. No. 5363**

Dear Sir or Madam,

I am writing to express my approval for the passage of bill H.B. No. 5363. I believe that developers have too much power in this state and towns have too little. Towns have no ability to plan growth. Smart growth would allow planning for building so that there could be higher density in places around town centers and transportation centers while having lower density in outlying areas. The way laws are written now, developers can build anything, anywhere just by having a few affordable units. The bar is set too low. We are giving up too much to receive too little. We are making hardly any progress on meeting mandated percentages of affordable housing stock while all our neighborhoods are being plowed under to put up apartment complexes. We are constantly under threat of having high density complexes going up in the center of neighborhoods that have been established for 100 years or more. Every time a house goes up for sale that has a yard bigger than $\frac{1}{4}$ acre, we worry that some apartment complex is going to go up, despite being in the middle of a single family zoned area. The character of a neighborhood can be destroyed for an insignificant gain in affordable housing.

Please approve this bill so that it can move on to the General Assembly.

Sincerely,

Joseph Simoncek

