

Dear Co Chairs Cassano and McCarthy Vahey, Ranking Members Hwang and Zullo, and members of the Planning and Development Committee,

I am Janice Jennings of Darien, and I am providing written testimony in opposition of SB 1027: An Act Concerning Accessory Dwelling Units and Zoning, and HB 6107: An Act Concerning the Reorganization of the Zoning Enabling Act and the Promotion of Municipal Compliance.

When I read these bills, I'm reminded of a comment I read recently by Terrie Wood, "What problem does this solve?" And I would add, "Who does this help?"

These bills do not help low-income homeowners or renters. There are no provisions for affordable housing included in these AS OF RIGHT development mandates.

These bills do not help towns. These bills strip them of the ability to decide, control or participate in the building in the very towns they govern.

These bills do not help local small businesses. By mandating no or minimal parking requirements for new multi-unit housing, these bills would infringe on and usurp the very parking spaces that are *the lifeblood of small businesses*. As a side note: now more than ever, we need small businesses to succeed.

These bills don't help urban areas or cities. By incentivizing their residents to abandon them, rather than work together to improve and revitalize them, these bills ignore and give up on the qualities that made these urban areas and cities dynamic, and desirable places in which to live, in the first place.

These bills do help builders. They are actually an unmitigated, unchecked windfall for builders. These bills provide builders a clear template to max out every property without regard to traffic, parking, affordability, infrastructure, often (and most probably) in towns in which they don't even reside or work.

Builders do not need extra help. Low income homeowners and renters, small businesses, towns and cities do.

I urge you to please **vote no on SB 1027 and HB 6107**. Thank you for reading my testimony.

Sincerely,

Janice Jennings
Darien