

Dear All,

I write to you today in opposition to 1024 and other similar bills (HB 6107, HB 6611, HB 6612, HB 6613, SB 1026, SB 1027) intending to usurp local zoning laws and single family zoning, and allow as of right multi-family housing. 1024 in particular would mandate this change 1/2 mile around any train station, as well as 1/4 mile from a commercial zone. I live in Westport, which has 2 train stations, and several commercial zones. The neighborhoods surrounding those, along with the entire town, will be negatively affected by these bills, should they pass.

As you know well, “as of right” means free to do it essentially **without Planning & Zoning approval**. If these bills pass, any developer could come in and build 4 condo units on any property they wanted, regardless of our rules and the concerns or living choices of the neighbors like us. These developments will cause dramatic harm to the environment, contribute to increased flooding, overcrowd our schools that are already at capacity, stress resources like sewer, fire, police, etc. and add massive traffic and pollution issues.

The proponents of these bills seem to think that legislating by fiat and across the board housing densification will magically solve the problem of social inequities in our state. This is fundamentally flawed thinking, and **there is no proof that any of this housing would actually be affordable or that a great diversity of individuals would benefit. It is a theory, it seems, without verified merit and a myopic view of how planning works.**

In the case of Westport, **this legislation would actually thwart our efforts to create housing diversity**. We currently mandate 20% affordability for all multi-family housing and have advanced proposals to create more. We have done such a good job that the state awarded us an 8-30g moratorium, and other towns are looking at what we have done to emulate it.

It is very upsetting that these changes are being proposed **without regard to how this would affect those that currently live in these towns and specific areas**. Bottom line: **One-size-fits-all legislation simply does not work**. The only people who this would actually benefit are developers, not the citizens of Connecticut who you represent.

I hope you will listen to the people who voted for you and reject all these bills.

Best,

-Claudia & Paul Shaum