

Dear Members of the Board of Alders Legislation Committee,

I am writing in support of increased housing and equity for New Haven residents - but I am **not** in favor of removing owner-occupancy, size, and property line regulations for ADUs.

New Haven residents need a bigger stake in the existing real estate market. But let's get this straight: New Haven residents are not building ADUs in droves because owner-occupancy requirements make it too difficult. They're not building ADUs because they are prohibitively expensive to build correctly.

Here's my experience: In my time living in Beaver Hills, 3 of my direct neighbors — Black families who had lived on my block for generations — sold their homes to mega landlords. The highest cash offer won in each instance. These landlords then flipped the properties, all without permits. These builds skirted zoning, waste, safety, and plumbing regulations. As a result, there have been issues with blight, sewage, and rodents... and that's just what I'm aware of. **Landlords can pay a fine to avoid a fee.**

Further still, I had a neighbor who did attempt to build an ADU, but without permitting, 3 times larger than the regulation height, closer to my house than theirs, and **to support a business, not housing**. When the Board of Zoning Appeals eventually stepped in, they denied the appeal.

Therefore, my experience leads me to believe that the City does not need to make it easier to avoid due process. By removing the proposed ADU regulations, it will make it easier to skirt the rules, skip the line, pay a fine to avoid a fee, all towards a more dangerous housing market.

The zoning board is great.

Permitting is great.

Owner occupancy is great.

This trifecta makes for a safer New Haven for homeowners, for renters, for builders.

But even if the owner occupancy remains on the table, how will the City commit to enforcing it, when we're already struggling to support LCI?

Instead of finding the perfect puzzle to make ADUs happen, what if the City focused on making it easier for real people to build equity and increase housing in a variety of ways? Can we finally make a land bank, or actually remove barriers to learn about and apply for City loans?

How can we give *real people* a chance in New Haven? It's not through today's proposed ADU modifications, which will only help those who already have the financial means.

Thank you for your time and consideration,
Kelly Marie Blanchat
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