

## Supporting New Haven Zoning Reforms

Barendregt-Ludwig, Kristin <kristin.barendregt-ludwig@yale.edu>

Tue 8/3/2021 10:34 AM

To: Public Testimony <PublicTestimony@newhavenct.gov>

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Dear Legislative Committee,

I am writing in support of the zoning ordinance text amendment to allow for accessory dwelling units in more zones and to reduce minimum lot sizes to 4,000 SF. Affordable housing is the backbone of community resilience and we need more of it here in New Haven. Arbitrary zoning rules that ban ADUs and prescribe high minimum lot sizes drive up housing costs, pricing out would-be neighbors from our City and threatening those who are already here with displacement. We need to invest in the prosperity of our current residents and these common sense reforms are an important first step, one that can make our city more affordable, equitable, and prosperous.

Thank you for your consideration,

Kristin Barendregt-Ludwig

**Kristin Barendregt-Ludwig M.Ed.**

*Program Coordinator*

Environmental Justice and Health Initiative

773-208-9544

[kristin.barendregt-ludwig@yale.edu](mailto:kristin.barendregt-ludwig@yale.edu)

Pronouns: she/her/hers

**Yale School of the Environment**

[environment.yale.edu](http://environment.yale.edu)

[entity.yale.edu](http://entity.yale.edu)

Please note that I am working from home on flex time.

## ADU Meeting/Testimony

John carlson <carlsonformayor@yahoo.com>

Mon 8/2/2021 2:36 PM

To: Public Testimony <PublicTestimony@newhavenct.gov>

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I am against the passage of this in it's current form. One size fits all zoning simply does not work. The Hill neighborhood is already dense with homes very close together and VERY limited parking. There are simply not enough parking spaces as it is, waiving the parking requirement will only increase the problem.

Additionally, while Phase one calls for the ADU's to be allowed in owner occupied homes only, there is no such provision included in following phases. This will create the opportunity for slumlords to further subdivide houses into smaller apartments which also increase congestion, cause more fire hazards and create more parking issues for Hill residents.

Lastly, homeowners can already apply for variances and several get approved each month as it stands. Since this option exists, I see no need to pass this at this point in time.

John Carlson  
Carlson for Mayor  
291 Greenwich Ave.  
New Haven, CT. 06519

## ADU testimony

Hilton, Donnell T <DHilton@gwcc.commnet.edu>

Tue 8/3/2021 2:41 PM

To: Public Testimony <PublicTestimony@newhavenct.gov>

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Good day,

My name is Donnell Hilton and I am a resident and builder in New Haven. I built an Accessory Dwelling Unit (ADU) in the rear of my home to offer a home below market rent for a prospective resident.

Over the last 10 years I strived to find solution for affordable housing due to personal and professional experience working with New Haven residents. I discovered, which is no secret, that many of the residents working minimum wage in retail, food service and entry level jobs can't pay market rent and live comfortably. As a result, I decided to build an ADU on my property to offer a family the chance to live in a high-quality home for a fraction of rental cost. Rental cost for my ADU is 20% below market value because my community and I assisted in the construction of the ADU.

There is a strong desire for ADUs although some residents may not like the idea. The Tiny House movements along with similar developments have become widely popular over the years due to its emphasis on reduced living expenses. Moreover, ADUs promotes housing flexibility and economic diversity in housing construction for families of various income levels. Some residents may feel that ADUs increase density or impact land values. I urge anyone opposed to ADUs to consider the benefits.

- ADUs provide an affordable living solution for college graduate returning to their parent's home, low-income residents, family members that struggle with finding housing or in-laws that need in-law suites
- The city's zoning and building departments also heavily regulate ADUs. All ADUs built only receive owner occupancy certificates once all building inspections have passed. If constructed in accordance with local zoning and building codes, ADUs can provide safe and structurally sound housing for future inhabitants.
- Many ADUs prior to building permits must provide adequate parking plans to accommodate addition inhabitants.
- There is a limited amount of ADUs in the city and many of them are attached ADU units in the rear portion of the property.

It should be taken into consideration that potential ADU owners must discussed surrounding neighbors prior to the building process. I made sure that my neighbors were aware of my plans, and they shared their thoughts. Their input helped me build the ADU that enhance the quality of the neighborhood.

All in all, CT's ADU Legislation requires legal construction of ADUs in accordance with local building and zoning codes. It also strengthens regulations surrounding ADU construction but also

address ADUs potential to promote housing choice and economic diversity in housing (Substitute House Bill No. 6107<sup>11</sup> As Amended by House Amendment Schedule "A" 2021). This legislation along with support from the community aided the construction a beautiful ADU for a family in need.

## Comments for Legislation Committee 8/3

Elizabeth Esposito <eesposito9@gmail.com>

Tue 8/3/2021 9:15 AM

To: Public Testimony <PublicTestimony@newhavenct.gov>

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Dear Legislative Committee,

I am writing in support of the zoning ordinance text amendment to allow for accessory dwelling units in more zones and to reduce minimum lot sizes to 4,000 SF. Allowing opportunities for housing diversity not only provides more affordable housing options but also adds to the rich fabric of New Haven's built environment.

As a professional Community Planner, I can attest to how the most successful and vibrant cities and towns have a variety of housing types, providing residents in all life-stages and life-styles place to live within their means.

Zoning rules banning ADUs and requiring high minimum lot sizes drive up housing costs, leading to gentrification and displacement. These reforms are an important first step that can make New Haven more vibrant, equitable, and prosperous.

Thank you for your consideration,

Elizabeth Esposito, AICP

## Testimony for 8/3/2021— NEW HAVEN ZONING ORDINANCE ARTICLE III. RESIDENCE DISTRICTS: DISTRICT REGULATIONS

Samantha Mashaw <sam.mashaw@gmail.com>

Tue 8/3/2021 2:05 PM

To: Public Testimony <PublicTestimony@newhavenct.gov>

### **Please be cautious**

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My name is Sam Mashaw, and I am a long-time New Havener and current resident of Westville.

I am writing to voice my **strong support** for amending the residential zoning codes to **allow for accessory dwelling units on lots of 4,000 square feet**, citywide, without requiring additional parking spaces.

Despite being one the country's most diverse cities, New Haven remains unconscionably segregated by race and economic status. Rent prices in our city have sky-rocketed in recent years, and the city has focused its new construction on luxury apartments rather than affordable housing. Amending the zoning laws to allow for ADUs on smaller lots will go a long way to empowering communities to house residents and mitigate rising real estate costs. This amendment is but a small step in the direction New Haven needs to move in order to establish equity and integration of our city.

I urge the alders to incorporate this amendment into the new zoning laws.

Thank you,

Sam Mashaw

## Testimony on inclusionary zoning proposal

Kevin McCarthy <worldtravelers1982@gmail.com>

Tue 8/3/2021 10:44 AM

To: Public Testimony <PublicTestimony@newhavenct.gov>

Cc: abbyrothward7@gmail.com <abbyrothward7@gmail.com>; Eli Sabin <WARD1@newhavenct.gov>; annafestaward10@gmail.com <annafestaward10@gmail.com>; Charles Decker <deckerfor9@gmail.com>; adammarchand25@gmail.com <adammarchand25@gmail.com>

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My name is Kevin McCarthy and I live at 171 Bradley Street.

New Haven needs more housing that is affordable to low- and moderate-income households. The proposal is a good faith effort to address this need.

But I believe it will do a very modest amount of good for moderate-income households and none for low-income households. Under optimistic assumptions, it will produce 50 subsidized apartments per year. This assumes that (1) the requirement does not affect the recent trends of development, which have averaged about 500 new apartments per year in recent years, (2) all of the development is in the Core and Strong areas, and (3) none of the developers choose the option of paying into the Fund.

Developers are businesspeople. They will minimize their cost of complying with the law. They will set the rents for the reserved units as high as they can while filling them. Such rents will be well below market for new construction. But there are more than 15,000 income-eligible renter households in the New Haven housing market. The developers will be able to fill the reserved units with households who are near the 50% of AMI income cap. And these units will not necessarily be affordable even for these tenants (defining affordable as rents no more than 30% of the tenant's income). A household making \$40,000/year who spends 40% of that on rent pays about \$1,330 per month. I'm sure they would be happy to move to a brand new apartment that rents for \$1,200. But an affordable rent for them is \$1,000.

The proposal also requires that developers give priority to Section 8/RAP voucher holders for a specified number of apartments. This is good policy. But it is merely moving where the affordable apartment is located, not creating new affordable units. The city has no control over the number of housing vouchers that are available. There is little reason to believe that this number will be substantially increased in the near future.

Sincerely,

Kevin E. McCarthy, Ph.D.

Sent from my iPad

## ADU Support Letters

John Mcfadyen <jmcfadyen@postroadresidential.com>

Tue 8/3/2021 3:14 PM

To: Public Testimony <PublicTestimony@newhavenct.gov>

Cc: Charles Decker <WARD9@newhavenct.gov>; Aicha Woods <AWoods@newhavenct.gov>

### **Please be cautious**

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Members of the Legislative Committee,

My name is John McFadyen and my primary residence is 111 Nash Street in New Haven. I am writing to emphasize my support of the text amendment to allow Accessory Dwelling Units in RM1, RM2, RS1, RS2 zones and reducing minimum lot size to 4,000sf. I believe this amendment will allow for the construction of a number of naturally occurring affordable housing units in town as well as serve a portion of the housing market that is largely missing from our housing stock today, smaller detached or individual housing units.

To highlight this need I would like to share the following personal story about my brother in law. He is a recovering drug addict who has been in and out of supportive housing for over a decade. Five years ago and an overdose that left him in the hospital for weeks he relocated New Haven to be closer to us, his support system. He lived with us for 18 months and when he was on a more solid footing he then looked for housing of his own. We soon realized that there are very few smaller studio or 1 bedroom units locally for someone in his situation to rent. To keep him close he rented a room at large walkup building around the corner which was run like a rooming house. This is a similar housing solution seen around New Haven which presents an affordable option in a less than ideal way for someone in his situation.

The life of a recovering addict is full of ups and downs and housing plays a key role in this process. We were lucky in that he initially found an apartment with understanding roommates however as room leases turned over and new renters moved in so did the temptation of old habits. Two steps forward and one step back. We are still moving forward and he continues to get better each day but it has not been several setbacks. I am convinced that if this legislation was passed years ago and more ADUs were available for rent which could provide the possibility of attainable and available housing for people like my brother in law.

Finally I believe that passing this legislation will allow result in an increase of the grand list and provide work for local contractors. I think it is common sense zoning to approve this text amendment.

Thank you for your time and consideration.  
jrm

John R. McFadyen  
[Post Road Residential](http://PostRoadResidential.com)  
(c) 908 447-6393



**zoning**

Recordsam <recordsam@gmail.com>

Tue 8/3/2021 11:09 AM

To: Public Testimony <PublicTestimony@newhavenct.gov>

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Dear Alder Legislation Committee,

Please pass legislation allowing for more affordable housing options in New Haven.

Please do not restrict the areas to neighborhoods that are only a 1/2 mile from access to shopping and services. Some perfectly good areas for affordable housing are more than a 1/2 mile away from services, so please do not restrict the zones by that arbitrary delineation.

I urge you to allow homeowners who have enough land to do so, to allow ADU's, and self-contained RV's with their own waste systems to park on level lots of 4,000 sq. ft. Please also allow homeowners to sublet small plots to people who own a "small house" on a trailer, especially if they have chemical toilets and their own wastewater/gray water systems. They will not add anything to the waste stream.

I happen to need a small plot on my land to park a trailer, RV, small house, or whatever it ends up being, to house my aging mother. Alterations to my house would be far too expensive, and allowing ADU's is a smart and eco-friendly, and elderly-friendly solution for New Haven.

Thank you for your consideration of these urgent matters. They could indeed make our fair city a more pleasant and affordable place to live for people who cannot afford high rent or home ownership.

Respectfully,

Sam Sigg  
932 Townsend Ave.  
New Haven 06512

## Public Testimony for 6pm Zoning Meeting

Stephanie Upson <stephanie.upson@gmail.com>

Tue 8/3/2021 12:38 PM

To: Public Testimony <PublicTestimony@newhavenct.gov>

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Dear Legislative Committee,

I am writing in support of the zoning ordinance text amendment to allow for accessory dwelling units in more zones and to reduce minimum lot sizes to 4,000 SF.

Having been born at St. Rae's, this isn't just about increasing access or reducing our climate change impact, but keeping the generations of culture alive and sustained here in New Haven. The last thing we need is priced-out luxury apartment buildings while we live in the shadows of their construction. This is not the way to transition to a more sustainable and equitable place that the people of New Haven have generationally worked so hard for it to be. ADUs and reduced minimum lot size reforms are an important first step, one that can make our city more affordable, equitable, and prosperous.

Thank you for your time and attention to this consideration.

Sincerely,

Stephanie Upson