

Written Testimony in Support of Transit-Oriented Community Zoning

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To: Public Testimony <PublicTestimony@newhavenct.gov>

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March 28, 2024

To: City of New Haven Board of Alders
Re: Transit Oriented Community Zone

To the Honorable Board of Alders:

I believe that our city needs much more housing.

My family owns our home in New Haven. We understand that higher housing supply in New Haven, everything else equal, might be a negative for our home price, as more supply, everything else equal, dampens price increase.

However, I believe that it's imperative for our city to streamline and support the process for folks to create more housing, as we are severely under-supplied in housing vs. demand, especially taking into account the city's old housing stock and changing consumer preferences. I also believe that societal discontent and lack of housing security are related. I hope that our city government takes steps to lower the time and administrative cost required for new housing, while adhering to federal and state safety guidelines.

In that light, I am pleased and excited to offer our support for the Text and Map Amendments to the New Haven Zoning Ordinance to establish a Transit Oriented Community Zone for the revitalization of the greater New Haven Union Station area (the "Union Station Parcel").

This TOC, when fully realized, will increase New Haven's vitality and livability, provide significant new employment and commercial opportunities, and provide overall economic and fiscal benefits to the City. Additionally, this TOC will complement and support the Hill-to-Downtown Community Plan, approved by the Board of Alders in December 2018, to expand and enhance the walkability and opportunity for mixed-use transit-oriented development. It will provide new development opportunities, and is integral to the future development of the Union Station Parcel and its surrounding communities.

I believe this project will facilitate economic growth, produce less vehicular traffic, and reduce impact on roads and highways. I am thrilled to offer our support for this project and hope the Board of Alders will vote to approve the TOC petitions.

Best,

Yoon Lee