

Hollis Joseph

From: nkodak@comcast.net
Sent: Friday, November 12, 2021 8:42 AM
To: Hollis Joseph
Subject: Public comment for Monday Zoning Commission Public Hearing

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Good morning,
I'm submitting public comment to be read at Monday night's public zoning commission public hearing regarding ADUs.

H.B 6107 / Public Act 21-29 would zone more accessory dwelling units as-of-right, making this living option more accessible. It would also allow us to have ADUs that are up to 1,000 SQ FT (currently 600 square feet) or 30% of the main dwelling size (whichever is less).

OPTING OUT of this legislation seems like a Town overreach for private property owners. It sends a message that our town is unwilling to make progress for inclusive housing. The town will not be positioned to competitively attract the growing portion of the US population who is aging and over 65.

To be clear, OPTING IN to this legislation will benefit:

- 1) **Young adults** - college graduates, graduate students, adults working in or near Simsbury
- 2) **Adults with disabilities** - allowing them to live independently near family in housing drastically lower cost than group homes, assisted living, or private aides.
- 3) **Seniors / retirees** wishing to live independently near family in more affordable housing. Note that the US Census projects this will be one of the largest growing demographics.
- 4) **Homeowners** wishing to house family members or rent an ADU for extra income.
- 5) The **Town of Simsbury** who will enjoy life-giving benefits of expanded diversity of residents and ability to attract those currently unable to find and afford housing in our town.
- 6) Our **local environment** by building housing on existing lots and not sprawling into undeveloped land.

Supporting these ADUs as of right sends a message that our town is willing to make progress for inclusive housing. I ask the Zoning Commission to OPT IN to this legislation.

Thank you. Respectfully,

Nicole Kodak
Resident

