

*To:* CT General Assembly Planning & Development Committee

*From:* Martin Blanco, Danbury

*Re:* SB 1024, An Act Concerning Zoning Authority, Certain Design Guidelines, Qualifications Of Certain Land Use Officials And Certain Sewage Disposal Systems

*Date:* March 14, 2021

Chairman Cassano, Chairwoman McCarthy Vahey, Vice Chairman Needleman, Vice Chairwoman Goupil, Ranking Member Senator Hwang, Ranking Member Zullo, and Members of the Committee:

Connecticut, like every other American state, has a long history of intentional racial and economic segregation. Today's restrictive zoning codes, even when well-intentioned, are part of that legacy. I support SB 1024 because its common-sense measures, like allowing accessory dwelling units, defining community "character," and spurring transit-oriented development, can help our communities start to confront that legacy. A larger, more diverse, and more affordable housing supply will make Connecticut's suburbs accessible to more people. Loosening these restrictive codes can also benefit the state economically, both by giving developers more options than simply constructing single-family homes and by increasing the number of residents within walking distance of local businesses. Simply put, SB 1024's proposals would make Connecticut a better place to live.

Best wishes,

Martin Blanco