



Testimony in Support of SB 1024, An Act Concerning Zoning Authority, Certain Design Guidelines, Qualifications Of Certain Land Use Officials And Certain Sewage Disposal Systems

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

My name is Josephine Cureton. I am a resident of New Haven and am testifying to convey my strong support for Senate Bill 1024, *An Act Concerning Zoning Authority, Certain Design Guidelines, Qualifications Of Certain Land Use Officials And Certain Sewage Disposal Systems*.

Historic redlining and exclusionary zoning policies have amplified racial and economic inequities in Connecticut for generations. Currently, single-family zoning dominates Connecticut, allowed on 90.5% of zoned land while 3+ family housing is allowed on only 2.5% of zoned land, mostly concentrated in urban areas with large non-white populations. Legal obstacles such as large minimum lot sizes, minimum parking requirements, restrictions on accessory dwelling units, and historic character standards block multifamily and affordable housing in many localities. These regulations not only limit housing supply, but they also fail to encourage development near transit centers and main streets, hurting the local economy and contributing to expansion into natural areas.

Since September 2020, I've been a volunteer researcher with Desegregate CT, helping them gather data for their zoning atlas. Pouring through these many unique codes, I noticed a common theme- single family zoning dominates Connecticut, with little allowances for accessory dwelling units and multi-family developments. These not only constrain the housing supply, they also contribute to urban sprawl into Connecticut's natural spaces, take away foot traffic on main streets, and uphold cars as a primary transportation method. This isn't only true in affluent suburbs and towns. Even though New Haven, where I attend college, has progressive zoning policy allowing for multi-family and affordable units, it still experiences deeply institutionalized housing segregation, concentrating wealth and educational resources in the downtown near Yale. All of Connecticut, no matter urban or rural, needs this bill to make our state's housing policies work for the good of all residents.

SB 1024 is a crucial step toward desegregation and promoting housing equity in our state. Expanding and diversifying housing supply to meet the needs of all Connecticut residents is

critical to remedying racial inequalities, encouraging economic growth, and protecting farmland and natural areas. Thank you for your consideration, and I hope you choose to support SB 1024.

Josephine Cureton
New Haven, CT