

To: CT General Assembly Planning & Development Committee

From: John Fidler / Marlborough, CT

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

Date: March 15, 2021

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

Smart zoning reform is necessary to boost our economy, make our communities more equitable, and improve access to homeownership. During COVID, housing prices have soared. Median sale price for homes in Connecticut has increased by 19% to \$536,000 in 2020 compared to \$450,000 in 2019. This increase is making it more and more difficult for first time homebuyers. My wife and I were lucky to purchase our home in 2019, as we would not be able to afford to buy in the current real estate climate. It is my fear that there are many young couples and families that are in that exact situation now in 2021.

SB 1024 will spur zoning reform to create more housing and build a more diverse housing stock. This will respond appropriately to the modern needs of the housing market and reduce the cost of housing overall, improving access to home ownership to families throughout the state.

SB 1024 will also help boost the economy through new development of housing, job creation, and revenue for state and local governments. In this current COVID economy, a bill that promotes home ownership, while also boosting the economy is a must.

So, please join me in supporting SB 1024 to help build a more equitable and stronger Connecticut.

Sincerely,
John Fidler