



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 Theo Haaks. 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.

The link between this state's history of discriminatory housing policies and the current economic instability faced by the victims of such practices is undeniable. However, SB 1024 would create several initiatives to help rectify these disparities. One key aspect of the bill along these lines is its focus on transportation equity. Because keeping a job is dependent on one's ability to move between work and home each day, transportation is imperative to social mobility. Under the transit-oriented development provisions of SB 1024, towns would choose 50% of an area within ½ mile of transit for 4+ unit housing with 10% of 10+ units must be affordable. These measures would assist individuals seeking to improve their financial standing find—and keep—jobs, while simultaneously boosting Connecticut's statewide economic development.

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.

Theo Haaks
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