

**To:** CT General Assembly Planning & Development Committee

**From:** Rhonda Kincaid, 8 Basket Shop Road, Columbia, 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:**

I am writing in support of S.B. 1024. This bill will create more housing to reduce the cost of housing overall, build a more diverse housing stock to respond to current and future needs, and help protect CT's farmland and forest.

Of most concern to me is the fact that restrictive local zoning regulations throughout CT are a major contributor to excluding CT's citizens who are less affluent and those of color, making our state hugely segregated by race and income. It is long past time, and to everyone's benefit, to remedy this.

CT has the eighth largest shortfall between the average wage of a renter and the "two-bedroom housing wage," and local zoning regulations limit many CT citizens' access to labor markets. More than two-thirds of people of color live in just 15 of the state's 169 municipalities, according to a recent report from the NAACP Legal Defense and Educational Fund. S.B. 1024 would help resolve these problems.

S.B. 1024 would provide municipalities with free model zoning codes and training, saving them money and helping protect them from potential lawsuits. It would promote more affordable and multi-family housing, and allow small, unobtrusive "in-law" apartments - all of which provide more housing opportunities for people with lower incomes, including seniors. It would move CT into the future with transit-oriented housing development.

Please support S. B. 1024.

Thank you for listening.