

[organizational letterhead, if applicable]

March 13, 2021

Dear Planning and Development Committee,

I write in support of SB 1024, An Act Concerning Zoning Authority, Certain Design Guidelines, Qualifications of Certain Land Use Officials, and Certain Sewage Disposal Systems. This bill will empower towns to direct development to locations with existing infrastructure, rather than sprawl, generate tax revenues, and provide a model code to aid municipalities.

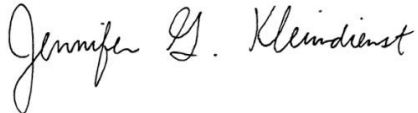
Connecticut has dual housing affordability and segregation crises. At Connecticut's current minimum wage, a family would need to work 96 hours a week to afford the average two-bedroom apartment. Exclusionary zoning and lack of affordable housing frequently restricts housing choices for low-income families, who are disproportionately Black and Latinx. Seventy-four percent of Black and 68 percent of Latinx residents live in "lower opportunity" census tracts more likely to have struggling schools and increased crime rates. Some families living in these areas want to stay and revitalize, while others want affordable housing choices elsewhere in the region.

This bill will help Connecticut address its affordable housing crisis through several means. It will encourage multi-unit transit-oriented development, cap costly and wasteful parking mandates, provide training for commissioners, including on fair housing and environmental issues, and legalize accessory dwelling units. These would collectively create more housing, reduce overall housing costs, build a more diverse housing stock, and reduce sprawl.

I would like to see this bill strengthened to explicitly address racial desegregation in housing, as well as how to reduce concentrated poverty that may result from restricted-area multifamily housing.

I ask the committee to vote in favor of this bill. Thank you for the opportunity to submit written testimony.

Sincerely,

A handwritten signature in cursive script that reads "Jennifer G. Kleindienst".

Jennifer G. Kleindienst
241 West St.
Middletown, CT