

To: CT General Assembly Planning & Development Committee

From: Nicole, Hebron

Re: SB 1024 AN ACT CONCERNING ZONING AUTHORITY, CERTAIN DESIGN GUIDELINES, QUALIFICATIONS OF CERTAIN LAND USE OFFICIALS AND CERTAIN SEWAGE DISPOSAL SYSTEMS

Date: March 12, 2021

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

My name is Nicole Lotko. I am a resident of Hebron, and I am writing in support of Senate Bill No. 1024: AN ACT CONCERNING ZONING AUTHORITY, CERTAIN DESIGN GUIDELINES, QUALIFICATIONS OF CERTAIN LAND USE OFFICIALS AND CERTAIN SEWAGE DISPOSAL SYSTEMS

As a lifelong resident of Connecticut, it greatly concerns me that our state is one of the most segregated states in the country. This segregation is unfair to those seeking affordable housing, who are only able to find it in limited numbers of areas within limited number of cities and towns in the state.

Additionally, our suburbs would benefit from increased diversity in our communities. Children who are learn in diverse environments will be better prepared to live and work in a global economy as adults.

Senate Bill 1024 is needed to create a fair standard for towns across our state to increase more varied housing options across the state. Some towns have unnecessarily high requirements for multifamily housing or apartment building type housing that makes it nearly impossible to increase those options. Some do not allow accessory apartments as of right, when these have been shown to be a natural way for towns to provide more varied housing options.

The portion of the bill providing common requirements for percentages of affordable housing helps prevent developers passing over towns with affordable housing requirements in favor of others which do not. In other words, it puts the onus on the state to make these minimum requirements, which allows development to happen where there is demand, as opposed to where affordable housing requirements can be avoided.

Thank you for your consideration,

Nicole Lotko

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