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Connecticut General Assembly Joint Planning and Development Committee
Legislative Office Building, Room 2100
Hartford, CT 06106

March 10, 2021

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

Dear Committee:

I urge you to support and pass SB 1024, which enacts necessary reforms to Connecticut's exclusionary land use regime in a way that will boost Connecticut's economy, improve housing affordability, and reduce car dependency.

Connecticut is shooting itself in the foot economically by failing to permit enough housing, particularly the wealthy exclusionary communities in Fairfield County which benefit from transit access to Manhattan but hoard access to resources by banning multifamily housing and imposing many unnecessary restrictions on housing development which contributes to a regional housing shortage. This housing shortage drives up rents, makes Connecticut unaffordable to young people and newcomers, deprives Connecticut of jobs and tax revenue, and contributes to a declining, aging population and weak economy.

Relatedly, Connecticut is one of the most segregated and unequal states in the country, in large part because of these same exclusionary local zoning laws that were designed to make it impossible or unaffordable for those of lesser means to live in high-opportunity communities. The historical origins of zoning laws demonstrate unequivocally that these restrictions were put in place largely to prevent poor people and racial minorities from living near wealthy people. We must dismantle these exclusionary barriers if we want to achieve a just society with housing affordability for all. I urge you to support this bill and push back strongly against representatives from wealthy exclusionary communities who use "local control" as a weapon to prevent outsiders from moving to their neighborhoods.

Thank you for your time.

Regards,



Daisuke Oh