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In Opposition of HB 1024

What the state is proposing with HB 1024 will take the zoning regulations out of the hands of the towns and throw them into the arms of the state. This will upend local zoning and adopt state control instead of allowing the towns and the free market to make their own decisions.

Currently the required amount of “affordable” housing stock that each town must provide is 10%. There is a nebulous definition that varies from town to town on what “affordable” is. Unless the property is registered with deed restrictions on the land that establishes it as “affordable housing” and prevents rentals beyond that fixed rate, there is no metric to measure what is already there.

Requiring the towns to give over their zoning responsibilities to the state when it is the state that has not defined the parameters of the program will produce the same confusion has been present from the start. Let’s first get a clear picture of what exists in the housing market in our small towns before we give over our rights to the state to do as they please.

The state offers no constructive measures to cure the pathology of poverty (underachieving schools, broken homes and lack of employment), yet sees the urbanization of the suburbs as the solution to the problem.

This bill supports changing zoning regulations to no longer include a public hearing for affordable housing, bypassing the protection of the aquifers by allowing dense housing on small parcels where only septic and wells exist, and creating a “one size fits all” philosophy for the look and feel of towns across Ct.

Longterm? The state has bigger plans to implement their design standards on your town without the benefit of your feedback.

What does this do to solve the problems that exist in our cities? Nothing. For those who wish to stay in the cities, moving should not be a requirement in the achievement of affordable housing.