

Alan Ruiz's Testimony

My name is Alan Ruiz. I am an attorney admitted to the State Bar of Connecticut and the following opinions are solely my own. I live at 104 Newport Avenue, West Hartford, and I support this bill.

Much has already been said in support of DeSegregate CT's efforts for equitable reasons, all of which I agree with. It is indisputable that past housing and zoning practices have perpetuated and exacerbated decades-old inequalities. Doing nothing would preserve the status quo built on such practices, a lazy and morally unacceptable response. Reversing these trends is a noble and necessary goal unto itself. But, as an attorney that specializes in real estate development, ownership, and financing, I'd like to focus on the additional economic reasons for this bill, which also standing alone make this a must for this legislative session.

Particularly in the wake of the COVID-19 pandemic, demand for housing in Connecticut and its many suburbs has surged and shows no signs of abating. For many reasons, however, not the least of which is our state's hodgepodge of zoning and land use laws, the pace of housing development, especially multi-family and affordable housing, has not kept up. In order to continue capitalizing on this movement of talented, young professionals from cities, Connecticut needs to move swiftly and surely to help more people find housing and make this move. DeSegregate CT's legislative proposals would help create more affordable, intermediate housing, facilitating continued transitions to this state and fostering increased demand for all of Connecticut's existing housing, boosting economic growth across all demographics, socially and economically.

Please pass this bill. As the country becomes increasingly focused on past injustices and more people are moving to Connecticut for the first time in years due to the pandemic, DeSegregate CT's proposals and this legislative session presents a unique opportunity to both address past wrongs and capitalize on new economic opportunities, a win-win that cannot be ignored.