

To: CT General Assembly Planning & Development Committee

From: Matt Tyksinski/Hartford, CT

Re: SB 1024, An Act Concerning Zoning Authority, Certain Design Guidelines, Qualifications of Certain Land Use Officials And Certain Sewage Disposal Systems

Date: March 15, 2021

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

I am submitting my written testimony in favor of SB 1024. I believe that SB 1024 is good for Connecticut. Zoning plays an integral role in the way we interact with our environment. It has the potential to make communities more equitable, boost our economy and protect our environment. Zoning reform will help build a more diverse housing stock and it will make Connecticut more affordable for all people.

SB 1024 measures like legalizing small accessory dwelling units in single-family housing and choosing to prioritize affordable housing in transit-oriented development are all positive measures that can help Connecticut. Additionally, lowering parking mandates, as outlined in the bill, can help free up more space to promote infill development that has the potential to bring about more economic development. As an urban planner, I believe in the positive impact that these measures could have on so many Connecticut communities.

I believe that living in thriving, affordable and equitable communities is in everyone's best interest. Furthermore, I believe that passing this bill is the right thing to do for Connecticut's future. I want to live in a State that promotes affordable housing and encourages equitable growth and I believe that this bill pushes us in the right direction. I encourage you to please vote for this bill's ultimate approval and passage into law.

Respectfully,

Matthew Tyksinski
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