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**SOUTHEASTERN CONNECTICUT HOUSING ALLIANCE**

5 Connecticut Avenue  
Norwich, CT 06360

March 15, 2021

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

The Southeastern Connecticut Housing Alliance (SECHA) is a nonprofit formed in 2006 to promote awareness of the need for affordable housing in southeastern Connecticut through research, education, technical assistance, and advocacy services. Among our core values is that a diversified housing stock contributes to a strong and resilient community. Our board of directors includes representatives from municipal government, banking, real estate sales and development, and social services.

SECHA chose to become a Desegregate Connecticut coalition member because we support the goals of the Desegregate effort-- to expand housing diversity, increase housing supply, and improve the development process. The proposal currently in front of the legislature represents a good faith effort to address many of the barriers that currently prevent the development of a diverse housing supply, including:

- Inadequate supply of land zoned for housing other than single-family homes
- Restrictions on the design and occupancy of accessory dwelling units, if they are allowed
- Regulatory processes that discourage investment by adding additional costs and uncertainties to the approval process
- Wastewater treatment regulations that unnecessarily discourage housing development in areas not served by sewer.

While we understand that the regulatory framework impacting housing in Connecticut is complex and that there are many stakeholders who regard varying aspects of SB 1024 differently, we encourage the Committee to consider the bill's overall intent as well as specific proposals, and to continue to work with advocates and other stakeholder groups to develop workable solutions.

*Norton C Wheeler AIA*

Norton C. Wheeler  
Chairman  
Southeastern Connecticut Housing Alliance