

To: CT General Assembly Planning & Development Committee

From: Joseph Wraithwall, New Haven

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:

There is a housing crisis in the United States, and Connecticut is a clear example of many of the toxic dynamics and histories have compounded this crisis. Redlining, white flight, disinvestment, elitist isolationism, misaligned incentives and responsibilities for land use planning, ageist hoarding of government benefits at the expense of future generations - these intertwined

We need more abundant housing and more diverse types of housing. Some of the most privileged citizens of Connecticut might duplicitously claim that there is no crisis, and that you should ensure addressing racist land use planning patterns are perpetuated so that they can choose whether people of color, young people, and working class people can live in their communities. As a young person who does not feel Connecticut is a viable place to buy a home or be part of an inclusive and vibrant community, I hope that all parties will understand that there are only benefits to creating opportunity, and that hoarding privilege and limiting the supply of housing to benefit from scarcity and entrench segregation will only deepen this state's demise.

My one concern with this bill is that it does not do enough to ensure that new housing is built in areas that are central, walkable, and accessible to transit. Allowing continued sprawl development will continue to lead to less vibrant communities for all with more vehicle miles traveled. The intent of this bill is surely to spur the creation of more vibrant communities, but the climate crisis requires strong facilitation of by-right dense housing in town centers with transit.

Thank you for your consideration,  
Joseph Wraithwall