



Dear Chairman Cassano, Chairwoman McCarthy Vahey, Vice Chairman Needleman, Vice Chairwoman Goupil, Ranking Member Senator Hwang, Ranking Member Zullo, and Members of the Planning & Development Committee:

My name is Sydney Zoehrer. I am an undergraduate student at Yale University and a resident of New Haven and am testifying to convey my strong support for Senate Bill 1024, *An Act Concerning Zoning Authority, Certain Design Guidelines, Qualifications Of Certain Land Use Officials And Certain Sewage Disposal Systems*.

Historic redlining and exclusionary zoning policies have amplified racial and economic inequities in Connecticut for generations. Currently, single-family zoning dominates Connecticut, allowed on 90.5% of zoned land while 3+ family housing is allowed on only 2.5% of zoned land, mostly concentrated in urban areas with large non-white populations. Legal obstacles such as large minimum lot sizes, minimum parking requirements, restrictions on accessory dwelling units, and historic character standards block multifamily and affordable housing in many localities. These regulations not only limit housing supply, but they also fail to encourage development near transit centers and main streets, hurting the local economy and contributing to expansion into natural areas.

Exclusionary zoning has had detrimental, lasting impacts on neighborhoods since their initiation in the 1930's: of the areas redlined in Connecticut in 1937, 100% were classified as "lower opportunity" areas in 2009.¹ Zoning reform is essential to counteract the negative effects of redlining on neighborhoods — and the families who inhabit them — that are still seen in Connecticut today. Legalizing accessory dwelling units can help low-income families by providing more affordable housing options. By creating more housing, SB 1024 and zoning reform will reduce the cost of housing overall in the state of Connecticut. According to Desegregate CT, increasing the number of multifamily units by 1,500 will result in 3,198 jobs and \$39.8 million in state revenue the first year after the unit increase. Benefits for both residents and state governments are undeniable positive outcomes that would result from the passage of SB 1024.

SB 1024 is a crucial step toward desegregation and promoting housing equity in our state. Expanding and diversifying housing supply to meet the needs of all Connecticut residents is

¹ http://kirwaninstitute.osu.edu/docs/CTMaps/connecticut_opportunity_mapping_report.pdf

critical to remedying racial inequalities, encouraging economic growth, and protecting farmland and natural areas. Thank you for your consideration, and I hope you choose to support SB 1024.

Sydney Zoehrer
New Haven, CT