

## Our Pitch:

Zoning laws dictate how we design and build our communities. With smart zoning reform, we can boost our economy, make our communities more equitable, and protect our environment. We can help the Connecticut we love flourish and live up to its full potential.

We know zoning reform is one of many policies – including funding formulas, post-COVID eviction relief, & homeownership assistance – State legislators must enact for our families to thrive. But zoning reform is essential to a more equitable, stronger, cleaner Connecticut.

## What Zoning Reform & SB 1024 Will Do:

Based on extensive research, we know zoning reform will:

- Create more housing → to reduce the cost of housing overall
- Build a more diverse housing stock → to respond to modern needs and desires
- Protect the Connecticut we love → to save farmland and forest from destruction

### NEW HOUSING WILL LOWER COSTS FOR FAMILIES:

LOCATION	MEDIAN HOUSING VALUE	NUMBER OF HOUSEHOLDS	SEVERELY COST BURDENED	SEVERE COST-BURDEN RATE
Connecticut	\$270,100	1,361,755	223,106	16%

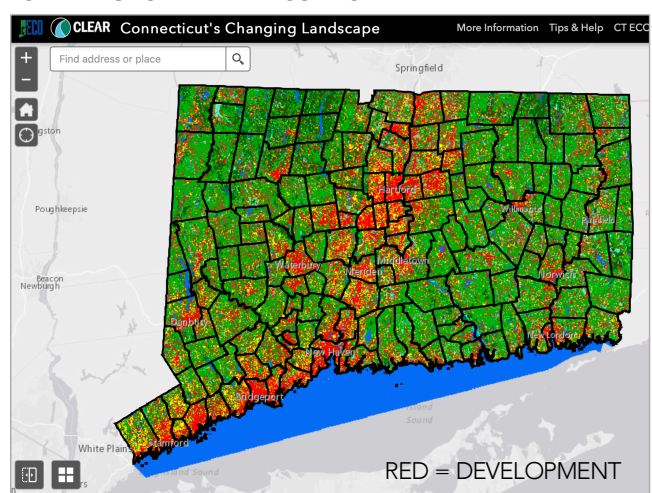
Source: DataHaven Community Well-Being Index.

### 1,500 OF NEW MULTIFAMILY UNITS WILL PRODUCE:

	1-YEAR IMPACT	ANNUAL IMPACTS
<b>INCOME</b>	\$271.2 million	\$65.5 million
<b>REVENUE for STATE &amp; LOCAL GOVS</b>	\$39.8 million	\$16.4 million
<b>JOBS</b>	3,198	921

Source: 2019 National Association of Homebuilders Report.

### SMART GROWTH WILL CURB SPRAWL:



## SB 1024 Will Empower Towns to:

- Direct development to places with existing infrastructure & housing, instead of sprawl
- Generate significant tax revenues & support Main Street small businesses
- Adapt & adopt a ready-made, no-cost model code
- Approve more housing, unhindered by outdated State sewerage & traffic standards
- Save millions on litigation: in 2020, towns were sued 159 times for their zoning decisions

## Our Randomized 01/21 Poll of 300 CT Residents Shows:

**65%**

Feel housing is too expensive

**58%**

Support rezoning for transit-oriented development

**66%**

Support "clear, more uniform," as-of-right zoning

**2:1**

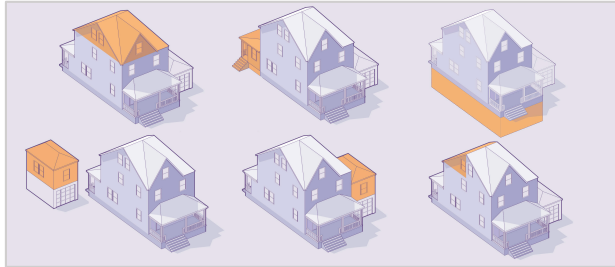
Support more housing & more types of housing



# DESEGREGATE CONNECTICUT

## WHY WE SUPPORT SB 1024 in the 2021 Legislative Session

### SB 1024 Proposes:



#### ACCESSORY DWELLING UNITS

- Legalize small units (examples at left) nestled in single-family housing
- Allow size of 30% of the main unit or 1,000 SF, whichever is less
- Eliminate public hearing burdens – like 57% of towns already do!

#### TRANSIT-ORIENTED DEVELOPMENT

- Towns choose 50% of an area within 1/2 mile of transit for 4+ unit housing
- 10% of 10+ units must be affordable

#### MAIN STREET HOUSING

- Towns choose 50% of an area within 1/4 mile of a main street for 2-4 unit housing
- 10% of 10+ units must be affordable

#### CAP COSTLY PARKING MANDATES

- 2 spaces/2+ bedroom unit, 1 space/0-1 bedroom unit
- 0 spaces in TOD & main street areas

#### MODEL CODES FOR BUILDINGS & STREETS

- Guidelines for towns to choose to adapt to improve & clarify decision-making
- Define "character" with physical standards

#### TRAINING FOR COMMISSIONERS

- 6 hours annually, including on fair housing & environmental issues

#### TECHNICAL STANDARDS FOR 21<sup>ST</sup> CENTURY

- Modernization of sewerage & traffic standards thwarting good housing now

## SB 1024 Is Driven by Data. This is the Easy Stuff!

Research shows how our proposals have unlocked opportunities in communities nationally. In addition, our Zoning Atlas has exhaustively catalogued the state's 2,600 zoning districts – and shows we're ready for these tailored, data-driven reform proposals.

*Here are some of the 64+ organizations we have been working with:*

