

How can I encourage diversity in my town?

Current housing policy perpetuates displacement, exclusion, and segregation in Connecticut's towns

and you... **yes you...** can do something about it.



Why is my town racially and economically uniform?

One answer may be found in your town's zoning and land use rules.

Zoning and land-use rules and regulations control how private land in your town can be developed.

These rules can be written in ways that:



promote the development of a diverse set of housing choices

Vibrant, diverse, mixed-income communities require a diversity of housing types including: multi-family & single family homes, small granny flats and large family units to support a diversity of living situations.



segregate groups of people and stifle diversity

Exclusionary zoning policies often ban or impose costs on certain development types to reduce the likelihood it can be built. Some common exclusionary tactics include segregating single-family and multifamily housing, requiring oversized lots, requiring excessive parking, and establishing square footage minimums for residences.



How can I learn more about my town's response to housing diversity?

1

Learn about current housing needs and supply in your town



- Review your town's housing data profile at pschousing.org to learn more about its current demographics and housing facts.
- Is your town one of the 139 municipalities in Connecticut with less than 10% affordable housing stock?
- Has your local planning commission denied proposed affordable housing development?
- Has your town completed a housing needs assessment?
- Has your town adopted the state-mandated affordable housing plan?

2

Learn about your town's zoning code



- Access your town's zoning code at your local planning office
- Does it allow multifamily dwellings in most of your town, only a small portion, or not at all?
- Does your town zoning code include a minimum lot size per unit?
- Does your town zoning code limit the number of bedrooms in rental units?
- Does your town impose other restrictions on rental housing?

3

Turn your learning into action



- Share what you have learned with your family, friends, and neighbors.
- Get involved with your town's planning and zoning process.
- Advocate for change to ensure your town is attractive and accessible to diverse households.