



GHIAA

Greater Hartford
— Interfaith —
Action Alliance

ADVOCACY GUIDE: AFFORDABLE HOUSING

HB 6633: An Act Concerning a Needs Assessment and Fair Share Plan for Municipalities to Increase Affordable Housing

ISSUE SUMMARY

In Connecticut, there are 130,000 households that are extremely low income and severely cost burdened. What's more, Connecticut is one of the most racially segregated states in the nation. This bill addresses these issues.

Fair Share Planning and Zoning is a new approach to land use in Connecticut that asks each town to plan and zone for an equitable portion of its regional need for affordable housing. Borrowing from successful features of the land use system used in New Jersey, the proposal carefully calibrates the allocation of a Fair Share goal to each town, specifically tailored to the town's past efforts to create affordable housing and capacity to contribute more to address the state's affordable housing crisis and help positively transform our economy.

For a comprehensive list of frequently asked questions and deeper descriptions of how Fair Share works, please visit the Open Communities Alliance at www.ctoca.org.

GHIAA calls on our legislators to pass HB 6633 to ensure that every municipality in our state has an adequate supply of affordable housing.

TALKING POINTS TO USE WITH LEGISLATORS

- **Fair Share centers each community’s own vision for development.**
 - Once municipalities have their Fair Share goal, they can design their planning and zoning within their community vision, employing tools including, but not limited to:
 - Inclusionary zoning
 - “Gentle density” (2-10 units, on or off sewer)
 - “Missing middle” (10-40 units, on or off sewer)
 - Larger multifamily housing (30 units+)
 - Increasing density (e.g. minimum lot shifts from 2 acres to a ½ acre)
 - Subsidized housing (rental & homeownership)
 - Affordable housing trust funds
 - “Transit Oriented Development” (increased density near transit hubs)
 - Accessory dwelling units (with % affordable)
- **Fair Share holds the promise of tremendous economic development for Connecticut.**
 - Applying the findings of analyses from the National Association of Homebuilders and the Connecticut Housing Finance Authority, we estimate the economic benefit of Fair Share Planning & Zoning would be significant in terms of additional income for state residents, increased tax revenue, and additional jobs.
 - \$47-59 billion is estimated in income for CT residents.
 - \$9.8-12.2 billion is estimated in state and local tax revenue.
 - 63,000 to 79,000 new full-time jobs are expected.
 - No municipality is expected to, itself, pay for building housing. Municipalities are expected to allow for the development of a fair portion of affordable housing, as required by existing law. Within community vision, developers will pay for development.
- **Fair Share does not override any existing environmental laws.**
 - Fair Share Planning and Zoning does not override any existing laws or regulations protecting the environment. Inland Wetlands regulations, for example, remain in place.
- **What about sewer and water capacity?**
 - While a truly comprehensive long-term solution to Connecticut’s affordable housing crisis will ultimately benefit from investments in the state’s aging infrastructure, towns can still take plenty of steps toward creating new housing without waiting for this to happen, and the Fair Share process can flexibly adjust expectations as they work toward both goals.