



GHIAA

Greater Hartford
— Interfaith —
Action Alliance

GHIAA Testimony Guide – Spring 2023

Fair Share

(updated 2/24/23)

Thank you for submitting testimony in support of [Fair Share HB 6633](#)

The following pages will guide you through the issue and the testimony process. This packet includes:

- Issue fact sheet
- Step by step instructions
- Testimony template

When the bill number and public hearing date is announced, we will add them to this file.

If you have questions about testifying on this issue, please contact Cori Mackey, GHIAA organizer, at cmackey@cljct.org or 860-527-9860.

Housing Issue Campaign

Fair Share- Zoning Reform



GHIAA's Action

To pass zoning reform legislation spearheaded by Open Communities Alliance, Fair Share Planning & Zoning is a proven strategy to create, over 10 years, approximately 250,000–300,000 units of market-rate and affordable housing that will address our state's urgent housing needs.



Issue Basics

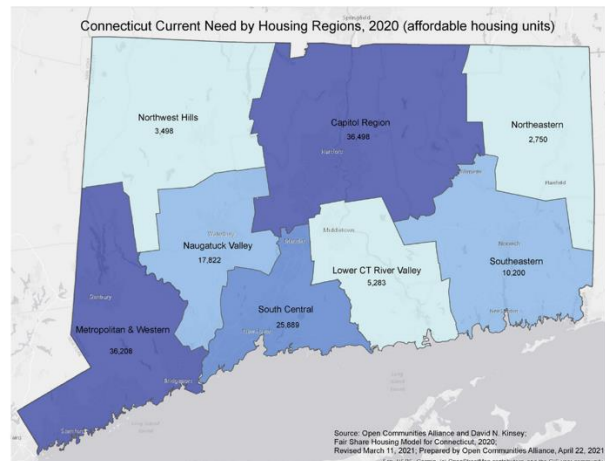
1. Connecticut is one of the most racially segregated states in the country.

More than 2/3 of Black and Brown residents live in only 15 of Connecticut's 169 towns.

A family has to work 91 hours a week at minimum wage to afford the average two-bedroom apartment.

2. Through Fair Share, each municipality in a region will be allocated a fair, sustainable, and manageable portion of the region's housing need, capped at 20% of existing housing stock (most municipalities will not reach that cap).

Those towns that do their part voluntarily will benefit from economic activity and have control about how they will grow and develop.



3.

The National Association of Homebuilders and the Connecticut Housing Finance Authority estimates 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.

Income for CT Residents	\$47.3–\$59.1 billion
State and Local Tax Revenue	\$9.8–\$12.2 billion
Jobs (FTEs sustained for 10 years)	63,439–79,299

Step by Step Testimony Instructions

Written Testimony

1. Compose your written testimony. You can begin with the template in this packet, then customize it with your personal story, faith perspective, and further details.
2. Submit your written testimony at the following website:
https://www.cga.ct.gov/asp/CGATestimonySub/CGAtestimonysubmission.aspx?comm_code=hsg

Written testimony is most effective when submitted by the date of the hearing, but may be submitted up to 7 days after.

Housing Committee Written Testimony Submission

Note: To submit your testimony anonymously, use anonymous for the first and last name.

★First Name

Title

★Hearing Date and Time


Select Hearing Date

Choose hearing date from drop-down menu

★Bill Number(s) (Hold down CTRL key to select multiple bills.)

Choose bill number here (options will appear once you select the hearing date)

☒ I'm not a robot


reCAPTCHA
[Privacy](#) - [Terms](#)

Check this box to show that you're a real human!

★Last Name

Organization or Agency (If Applicable)

★Supports or Opposes

☒ Supports → Be sure to choose Supports here

☐ Opposes

☐ General Comments

★How do I want to submit my testimony?

☐ Type In My Testimony → If you prefer to copy and paste, choose this option and a box will appear

☒ Upload A File I Select

Testimony File (Microsoft Word files are accepted; PDF files are preferred.)

Choose File

no file chosen

Click the icon to see how you can save documents as PDFs

→ If you prefer to upload a PDF or Word doc, use this button to choose your file

Click Submit when you're done →

Submit Testimony

< Back to Committee

Oral Testimony

1. We strongly encourage you to offer oral testimony when this bill comes up for a public hearing. GHIAA organizers will help you prepare and walk you through the process. To testify in person, you must register by 3pm the day before the hearing. [Register here.](#)
2. If you are testifying orally, please also submit written testimony by the date of the hearing. Modify your oral remarks to be story-based, personal, and less detailed than the written testimony.
3. The speaker order for oral testimony will be randomly generated and will be posted on the [Housing Committee website](#) the evening before the hearing (click on the hearing date).
4. The public hearing date is February 28, 2023 at 11am in room 1A.

Testimony Template

Follow the format below as you compose your written testimony. You may choose from the talking points included or feel free to add your own.

Date:

Written testimony submitted to the Connecticut General Assembly Housing Committee in support of **HB 6633: AN ACT CONCERNING A NEEDS ASSESSMENT AND FAIR SHARE PLANS FOR MUNICIPALITIES TO INCREASE AFFORDABLE HOUSING.**

Dear Representative Luxenberg, Senator Moore, and members of the Housing Committee:

My name is **Your Full Name**. I am a resident of **Your Town** and a member of **[Your congregation]**. My congregation is a member of the Greater Hartford Interfaith Action Alliance (GHIAA), a broad-based organization of 49 faith institutions working together on this issue.

I am writing in support of HB 6633. This bill will make our suburbs more inclusive places to live and contribute to economic growth and revitalization of our cities. Modeled after successful legislation in New Jersey and informed by Raj Chetty's research on economic opportunity, this bill has the potential to generate over:

- 240,000 units of sorely needed market rate and affordable units over 10 years
- 63,000 jobs (full time equivalents sustained for ten years)
- \$9.8 Billion in state and local tax revenue
- \$47 Billion in income for Connecticut residents

[Personal story of why this is important to you.]

[you are encouraged to make note of how this is important because of our values, but it is also good for CT on the basis of economics]. People of faith such as myself hold religious reasons for why it is a moral imperative to break down barriers that cause racial and economic segregation. However, this bill is not only the right thing to do to address Connecticut's affordable housing and housing segregation crises, it is also the smart thing to do to boost our economy overall, especially as we emerge from a global health pandemic. This bill will provide of a set of tools and laws that make sure our zoning and planning systems are fair and equitable. For all these reasons, I support Fair Share Planning and Zoning.

Sincerely,

Name

Town



What is Fair Share Planning & Zoning?

We're proud Connecticut is our home. But our state is in the grips of a housing crisis. Because of decades of wasteful and unjust policies, rents are too high, opportunities are too few, and communities are too divided. Our state is segregated and racial disparities in housing are stark.

Fair Share Planning & Zoning is a proven strategy to create, over 10 years, approximately 300,000 units of market rate and affordable housing that will address our state's urgent needs. Fair Share will put local communities in the driver's seat to plan and zone for growth, break through political logjams, and jumpstart the economic growth our state needs to thrive. For far too long, housing policy has deepened segregation and racial divisions. Fair Share will drive economic growth and build integrated, environmentally sound communities.

Fair Share Zoning, modeled after a successful law in New Jersey, involves taking a hard look at our state's true need for affordable housing and then, together, planning to meet that need. Each town is asked to plan and rezone to reach its goal. The state, in consultation with a diverse group of stakeholders, is tasked with developing technical assistance for municipalities and incentive and enforcement measures.

Why do we need Fair Share Zoning?

Connecticut is in dire need of an economic kick in the pants. Even prior to the COVID-19 health pandemic, our state was struggling. Connecticut ranks 46th out of 50 states in GDP growth from 2016 to 2019 and lags national economic output by 25%.

Our state's economic struggles are a direct result of our need for radically increased affordable housing. Connecticut has the 10th highest housing wage in the nation. **A hard-working family has to work 91 hours a week at minimum wage to afford the average two-bedroom apartment.** Connecticut is also one of the most racially segregated states in the nation. Segregation denies all our children access to the diversity that is our strength and our future. Black and Latino communities are home to the overwhelming majority of affordable housing, leading to concentrated poverty and intense pressure on the housing market that drives displacement and gentrification. And our sprawling, divided regions harm the environment.

Fair Share Planning & Zoning will promote integrated, thriving communities while creating opportunity and increasing environmental sustainability.



Growing Together Connecticut is a new movement to create growth, opportunity, and justice in housing and beyond all across Connecticut! For more information, visit <https://growingtogetherct.org>.

How does Fair Share Zoning Work?

Step 1: Determine the need for affordable housing. The starting point of Fair Share Zoning is figuring out how much affordable housing the state needs, region by region. There are a number of estimates out there which all point to a need for approximately 140,000 units of affordable housing over the next 10 years.

Step 2: Allocate the regional need to towns in a fair way. Each town in the region will be allocated a fair, sustainable, and manageable portion of the housing need, capped at 20% of existing housing stock. To ensure housing choice for residents and a fair distribution of affordable housing need, each regional allocation should consider the following factors:

- A town's "wealth" as defined by its equalized grand list.
- A town's median income compared to other towns in its region.
- The percentage of the town's housing stock that is multifamily housing.
- The rate of poverty in a town.

Step 3: Towns are empowered to develop their own plans

- Guided by a few basic requirements, each town determines how it will meet its Fair Share goal.
- Technical assistance will be provided to help towns complete their Fair Share Plans.
- Under Fair Share, towns that are doing their part will benefit greatly, not only from the increased economic activity that building affordable housing will bring, but because they will be in the driver's seat in terms of how they grow and develop.

Step 4: Design Incentives & Enforcement

- The state will develop recommendations for handling instances where towns do not meaningfully contribute to addressing the state's need for affordable housing.
- Enforcement incentives could include default zoning and a process of interested parties like developers and advocacy organizations to compel common sense rezoning. Such provisions incentivize towns to be creative and active participants in the creation of affordable housing around the state.

How would Fair Share Zoning create almost 300,000 units of housing over 10 years?

- In New Jersey, towns have met their Fair Share goals with a combination of mixed-income communities and government-subsidized units.
- If Connecticut followed the trend in NJ, where 30% of the Fair Share Goal was met with affordable inclusionary units, this is how CT would reach almost 300,000 units.

Type of Unit Produced through Fair Share	Total Units Over 10 Years
Market Rate Units in Mixed-Income Developments	162,500
Affordable Units in Mixed-Income Developments	40,000
Government Subsidized Units	95,000
Grand Total (10 Years)	297,500

- These are just some of the tools can be used to reach a town's Fair Share Goals:

- Inclusionary zoning (including near transit)
- Land Trusts
- Main Street revitalization with housing
- Missing Middle mixed-income housing
- Streamlining zoning procedures
- Affordable Planned Area Developments
- Leveraging town-owned or donated land
- Affordable Housing Trust Funds
- Repurposing vacant office buildings
- Applying for state or federal housing subsidies, in partnership with a developer or Public Housing Authority
- Welcoming families with government housing vouchers

Pathways to Fair Share

Fair Share holds the promise of tremendous economic development for Connecticut.

Based on analyses from the National Association of Homebuilders and the Connecticut Housing Finance Authority, the estimated economic benefit of Fair Share Planning & Zoning would be:

Income for CT Residents	\$ 59.1 Billion
State and Local Tax Revenue	\$ 12.2 Billion
Jobs (FTEs sustained for 10 years)	79,299

*Fair Share Housing means
80,000 new jobs, 300,000 new housing units, and over \$60 billion in economic growth!*

