



Growing Together Connecticut



What is Fair Share Planning & Zoning?

We're proud Connecticut is our home. But our state is in the grips of a housing crisis. 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 needs. Fair Share will put local communities in the driver's seat to plan and zone for growth, break through political logjams, and jumpstart our engines of economic production, which the state — and all of its residents — need 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.

Our Fair Share Planning & Zoning proposal, designed with elements from successful approaches in New Jersey and California, involves taking a hard look at our state's true need for affordable housing and then, together, planning to meet that need. Each municipality will be asked to plan and rezone to reach its customized affordable housing goal. The State will then provide technical assistance support and a set of incentives to ensure the process works.

Why do we need Fair Share Planning & Zoning?

Connecticut is in dire need of an economic kick in the pants. Even prior to the COVID-19 pandemic, our state was struggling. According to a CNBC analysis, in 2022, Connecticut's economic outlook and attractiveness for businesses dropped from 24th in the nation to 39th. The same study gave Connecticut's economy a grade of "F." ***This is no wonder, considering that our state has over 90,000 unfilled jobs. Workers need housing!***



RANK	CATEGORY	GRADE	RANK	CATEGORY	GRADE
8	Education	B+	26	Access to Capital	C-
11	Business Friendliness	B	39	Infrastructure	D
14	Workforce	B	43	Cost of Living	F
17	Life, Health & Inclusion	C	45	Cost of Doing Business	D
25	Technology & Innovation	C+	47	Economy	F

Our state's economic struggles are tied to our need for radically increased affordable housing. Connecticut has the 10th highest housing wage in the nation. **A family has to work 79 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 in those communities that drive displacement and gentrification. And our sprawling, divided regions harm the environment.



Growing Together Connecticut is a movement to create growth, opportunity, and justice in housing and beyond all across Connecticut! For more information, please visit www.growingtogetherct.org.

How does Fair Share Planning & Zoning Work?

Step 1: Determine the need for affordable housing. The starting point of Fair Share is figuring out how much additional affordable housing the state needs, region by region. There are a number of estimates out there, but a goal of adding approximately 135,000 additional units of affordable housing over the next 10 years is a conservative estimate that does not double count existing subsidized units.

Step 2: Allocate the regional need to municipalities in a fair way. 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 this cap). To ensure housing choice for residents and a fair distribution of affordable housing need, each regional allocation will consider the following factors:

- A municipality's "wealth" as defined by its equalized grand list (taxable property).
- A municipality's median income compared to other municipalities in its region.
- The percentage of a municipality's housing stock that is multifamily housing.
- A municipality's poverty rate.

Step 3: Municipalities develop their own plans for meeting their Fair Share goal

- Guided by a few threshold requirements, each municipality will determine how to meet its Fair Share goal.
- Technical assistance resources will be provided to help municipalities complete their Fair Share plans.
- Under Fair Share, municipalities 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: Incentives & Enforcement

- Municipalities that have a functioning Fair Share plan and updated zoning will not be subject to any enforcement for Fair Share non-compliance and will have the benefit of achieving a moratorium under the state's Affordable Housing Appeals Act (8-309) in 2-5 years on average.
- However, as with any important policy, meaningful enforcement is critical to ensuring that Fair Share is followed. For Fair Share, this enforcement will come in two forms:
 - Sensible default zoning that allows multifamily housing of under 20 units, with a percentage deed-restricted as affordable in areas with water and sewer, and smaller-scale multifamily housing with some affordability in other areas in accordance with the public health code.
 - Allowing developers and groups representing lower-income families to challenge a municipality's lack of an effective Fair Share plan or denial of an affordable development proposal.

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.

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