



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!*

