

# Housing Committee JOINT FAVORABLE REPORT

**Bill No.:** HB-5204

AN ACT CONCERNING A NEEDS ASSESSMENT AND FAIR SHARE PLANS

**Title:** FOR MUNICIPALITIES TO INCREASE AFFORDABLE HOUSING.

**Vote Date:** 3/15/2022

**Vote Action:** Joint Favorable

**PH Date:** 3/10/2022

**File No.:**

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## **SPONSORS OF BILL:**

Rep. Michael A. Winkler, 56th Dist.

Rep. David Michel, 146th Dist.

Sen. Saud Anwar, 3rd Dist.

Rep. Jason Rojas, 9th Dist.

Rep. Christine Palm, 36th Dist.

**REASONS FOR BILL:** This bill would require an assessment of the state-wide need for affordable housing, an allocation of such a need and the creation of an affordable housing plan in each of Connecticut's municipalities as well as a process to track the municipalities performance in meeting these requirements.

## **RESPONSE FROM ADMINISTRATION/AGENCY:**

[State of Connecticut Commission on Human Rights and Opportunities](#)-Support

## **NATURE AND SOURCES OF SUPPORT:**

[Representative Jason Rojas](#), House Majority Leader-Supports the bill because it would allow Connecticut to address its affordable housing and housing segregation crises all while ensuring that individual towns remain in the driver's seat when it comes to how and where they build more housing. Fair Share will build enough housing that is located across the entire state so families can choose where to thrive.

[Anika Singh Lemar](#), Clinical Professor of Law at Yale Law School-Supports, explaining that the main obstacle to CT's economic growth is the lack of homes or building in CT. People want to move to CT, but if there are not homes for them to move to then they won't be able to move here without pushing others out by bidding up home prices. In the 1960s to the 1980s

CT built between 170,000 to 200,000 homes a decade, but by the 2010s we only built 50,000 homes. We need a statewide policy to increase the number of homes built in CT, and this bill does that by telling local governments how many homes need to be built and giving them the control on how to accomplish those goals.

[Eli Sabin, Connecticut Voices for Children](#)-Supports the bill because it will create a process that makes sure housing that's affordable for working- and middle-income families gets built in every town across our great state

[Erin Boggs, Executive Director of Open Communities Alliance](#)-Supports. CT has the 10<sup>th</sup> highest housing costs and is one of the most segregated states in the nation. The solution to this is to implement a "Fair Share Planning and Zoning" plan, based off of the successful policy that has been put in place in New Jersey. This bill would address a range of social justice issues and would "boost our economy and put our state on a more sustainable path".

[Sam Giffin, Policy and Data Analyst, Open Communities Alliance](#)-Supports, stating that "We know that Fair Share works to overcome exclusionary zoning" and providing a detailed explanation of how the Fair Share plan would work in his testimony.

[David N. Kinsey, PhD, FAICP](#)-Support-(On behalf of the Connecticut Open Communities Alliance)

[Karen Anderson, Yale Law School '21](#) and Open Communities Alliance-Support

[Reverend Eric Dobson and Adam Gordon](#) of the Fair Share Housing Center in New Jersey-Supports providing a detailed history of Fair Share Housing in New Jersey.

[Jim Perras, CEO-Home Builders & Remodelers Association of Connecticut](#).-Support, stating that CT has seen depressed housing production for over a decade with production being insufficient to meet current demands for a more diverse housing stock. This has caused a skyrocketing cost for both renters and home buyers. They support any legislation that will help remove artificial barriers to meeting market demand, such as overly restrictive municipal land use regulations and burdensome approval processes.

[Evonne Klein, CEO of the Connecticut Coalition to End Homelessness](#)-Support is based on the fact that housing costs are too high for too many people. 117,000 Connecticut renter households pay more than 50% of their income for housing; 108,000 renter households spend between 30% - 50% of their income on housing costs

[TALK \(Truth in Action with Love and Kindness\)](#) supports H.B. 5204 because it allocates the state's affordable housing need by region, and then allocates the regional need to each town based on an assessment of the town's current affordable housing resources and its financial capacity to accommodate more affordable housing and support for vital local services

[Samuel S. Gold, ACIP, Executive Director](#)-Supports this bill with the following changes:

- The assessment must be flexible to accommodate different approaches and reflect differing circumstances across the state
- Regional Councils of Governments need to be included in discussions of how to create the fair share housing methodology and allotments

- The next consideration is to align the efforts of this study with existing state and regional plans for growth management
- The methodology for determining housing allotments should be based upon the carrying capacity of the land, as well as access to transit and jobs
- Fair share housing should not come at the expense of even greater disinvestment from our cities

[Marissa Dionne Mead and Danielle Chapman](#) Co-Founders of Spring Forward, Hamden- Supports the bill because it would lead to more than 300,000 new units over ten years in all parts of the state, which would lower costs and decrease segregation, while keeping local communities in the driver's seat to determine how and where the housing in their town gets built.

[Karen DuBois-Walton](#), President of Elm City Communities/Housing Authority of the City of New Haven. Supports the bill because it will desegregate our state, create opportunity for tens of thousands of our neighbors, generate over \$60 billion in income for our residents and over \$12 billion in state and local tax revenue, and create 80,000 jobs

[The Hartford Foundation for Public Giving](#)-Supports the bill because It is projected that the passage and successful implementation of Fair Share Planning and Zoning could create approximately 300,000 units of market rate and affordable housing over ten years to address our Connecticut's crucial housing needs.

[Jim Horan](#), Executive Director LISC Connecticut-Supports the bill because through Fair Share Planning and Zoning, it is estimated the state could achieve nearly 300,000 new units of housing over the next ten years – 45% of those would be affordable to our neighbors living with low- and moderate-incomes

[Fionnuala Darby-Hudgens](#), Director of Operations at the Connecticut Fair Housing Center-Supports the bill for the following reasons:

- Municipalities need data-driven metrics to develop their affordable housing plans.
- Connecticut has some of the most exclusionary zoning in the country
- Where we live determines almost all of our life outcomes

[Greg Kirschner](#), Legal Director at Connecticut Fair Housing Center-Support

[Erin Kemple](#), Executive Director of the Connecticut Fair Housing Center-Support

[Christie Stewart](#) Chief Initiative Officer, Center for Housing Opportunity-Supports the bill because it will provide the transparency and accountability to counter the continued concentration of poor populations in CT's urban centers which data make clear is exacerbating regional economic and residential segregation, hampering regional economic growth, and creating negative regional spillovers in health, education, economic development, and employment.

[Makaela Kingsley](#) Hamden -Support

[Pamela Lockard](#) -Support

[Patrick McKenna, Middletown](#) -Support

[Gail McNair, President The Rose Center, Inc.](#)-Support

[Maybeth Morales-Davis, Waterbury](#) -Support

[David O'Connor, Glastonbury](#) -Support

[Luis Ortiz, Bilingual Organizer with ConnCAN](#)-Support

[Jacque Paige, Fairfield](#) -Support

[Kathleen Flaherty, Executive Director, CT Legal Rights Project.](#)-Support

[Bethany R. Berger, Professor at the University of Connecticut School of Law](#)-Support

[Anne Bowman, Glastonbury](#) -Support

[Gina Calabro, Executive Director/CEO, The American Institute of Architects Connecticut](#)-Support

[Janet Tanner, Winsted](#) -Support

[Yanidsi Velez, New England Regional Director, Hispanic Federation](#)-Support

[Denise M. Weeks, Glastonbury](#)-Support

[Affordable Housing Commission of the City of New Haven](#)-Support

[Steve Zales, Norwalk](#) -Support

[Zach Zarnow, Middletown](#) -Support

[Charles Stayton, Burlington](#) -Support

[Donna Jolly on behalf of Hebron Coalition for Diversity and Equity](#)-Support

[Roger Senserrich, Communications Director Connecticut Working Families Organization](#)-Support

[Melinda L. Johnson, Co-Chair of the Growing Together CT Equitable Urban Revitalization Sub-committee](#)-Support

[Sonya Huber, Stratford](#) -Support

[Jill Harvey, West Hartford](#) -Support

[Chris Corcoran, West Hartford](#) -Support

[Kiley Gosselin](#), Executive Director of the Partnership for Strong Communities-Support

[Heidi Green](#), West Hartford-Support

[Connecticut Chapter of the American Planning Association](#)-Support

#### **NATURE AND SOURCES OF OPPOSITION:**

[Anne Manusky](#), M.Ed. President, Connecticut Republican Assembly opposes this bill because 'Redlining', a historic, heinous discriminatory practice in which "services, financial and otherwise", including property, has been largely eradicated by the light shone on this issue - never codified, by the way, but in 1917 the Supreme Court ruled in Buchanan v Warley as Unconstitutional.

[Peter McGuinness](#), Stamford Opposes H.B. 5204 because it impermissibly delegates excessive authority to the Secretary of OPM and the Commissioner of Housing, in that it empowers the executive branch to establish the methodology and basis for determining need and allocation of affordable housing. This is a key provision of the legislation and these issues should be established by the legislature, and not by some committee of advocates.

[Zachary McKeown](#), Senior Legislative Associate of Connecticut Conference of Municipalities has concerns about HB 5204 because it would create an alternative process to assess state-wide need for affordable housing which is much different from current state statute in regards to affordable housing. This new proposed process doesn't consider 8-30j and other affordable housing statute and we recommend building off current statute instead of creating a totally new process

[Western Connecticut Council of Governments](#)-Opposes the bill for the following reasons:

- "Fair Share" has only been implemented in one state (New Jersey) and has been a failure
- "Fair Share" has not reduced the property tax burden
- "Fair Share" has not integrated New Jersey

[Tara Restieri](#), member of the Greenwich RTM and Greenwich Board of Human Services- Opposes this bill because it seeks to bypass local authority to regulate land use in a "one size fits all approach" to property development

[Betsy Gara](#) Executive Director Connecticut Council of Small Towns-Opposes the bill because municipalities are already required to prepare an Affordable Housing Plan by spring of 2022 under Sec. 8-30j, CGS, which must specify how the municipality intends to increase the number of affordable housing developments within the municipality

[Dr. Jeffrey Gordon](#), Chairman of Woodstock's Planning and Zoning Commission-Opposes the bill because it does not create an inclusive, collaborative, meaningful way to tackle the issue of affordable housing in Connecticut.

[Alexis Harrison](#), member of the Fairfield Town Plan & Zoning Commission-Opposes the bill because HB 5204 would force an arbitrary allocation of affordable housing units to every municipality, decided by housing development advocates, not a diverse group of stakeholders such as planning experts, environmentalists, preservationists and engineers. Some towns would have to build thousands of more units.

[Connecticut Realtors](#) opposes section 2 of the bill and believes the study must be completed before efforts are taken outlining implementation and penalties related to the results of that study

[Michael Criss](#), Connecticut Conference of Municipalities-Opposes the bill because it would create an alternative process to assess state-wide need for affordable housing which is much different from current state statute in regards to affordable housing. Increasingly, there is sweeping decision making on the state level that imposes a top down policy onto the backs of local governments. This new proposed process doesn't consider other affordable housing statute such as 8-30j which will include a housing needs assessment and consider the role of local and regional housing conditions on affordable housing development.

[Kathryn Braun](#), Zoning Commissioner in the Town of Fairfield-Opposes this bill because it, along with other bills restricting home rule and public participation would be devastating for open space and historic preservation, both already under siege from CGS 8-30g

[Maria Weingarten](#), alternate member of the New Canaan Board of Finance-Opposes the bill because it seeks to bypass local planning and zoning authority to regulate land use in a "one size mandated to all approach.

[Elizabeth Boyce](#) Easton- Oppose

[Maureen Eberly](#) North Granby -Oppose

[Kathleen Randall](#) Avon -Oppose

**Reported by:** Jason Snukis

**Date:** March 21, 2022