



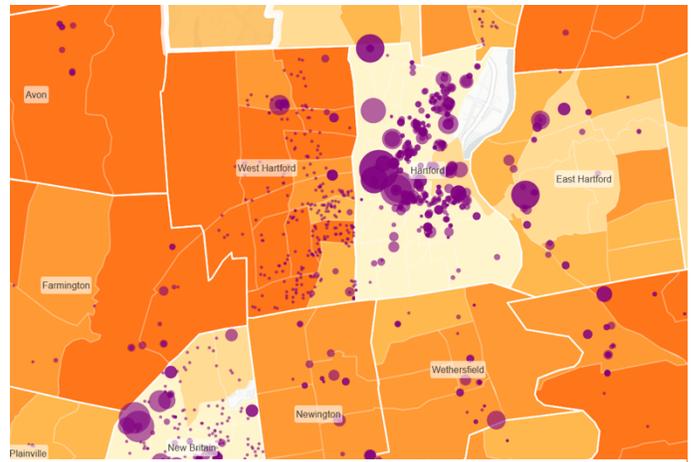
OPEN COMMUNITIES ALLIANCE

HB 6611: Fair Share Zoning Advancing Civil Rights for Residents of Cities & Communities of Color

*Banned in most places in CT, multifamily housing, from triple-deckers to larger apartment buildings, is currently located overwhelmingly in Black and Latino communities. **Fair Share Zoning** is a new approach to zoning that will generate thousands of units of housing all across CT, disempower slumlords, fight involuntary displacement, open up more choices in housing, support the equitable revitalization of communities of color, create thousands of jobs, and generate billions in additional income and tax revenue.*

Fair Share Zoning will help cities and Black and Latino communities to:

- **Take away the power of slumlords.** Decades of systemic racism have created a landscape in Connecticut where housing that is more affordable, from three-unit houses to larger apartment buildings, can only be built in certain areas, especially our cities and areas that are now Black and Latino communities. This limits choices for families who need more affordable housing – a higher percentage of whom are Black and Latino – and sets up a situation where slumlords can squeeze rents out of captive-audience residents and extract wealth from neighborhoods while failing to keep up their properties. *More affordable housing choices = more market power for families who need affordable housing.*



- **Provide choices for tenants facing involuntary displacement and fight gentrification.** All across Connecticut families who are almost all Black and Latino have been forced to leave uninhabitable government-funded affordable housing. Most of the displaced families move to decrepit housing in similar neighborhoods. Some families search unsuccessfully for affordable housing in neighborhoods with more resources. *Fair Share Zoning* will generate thousands of new units of affordable housing all across the state. This means families faced with displacement - along with all other families needing affordable housing - will have more choices in neighborhoods where they currently live - and beyond. *More housing choices = less displacement, less gentrification pressure and greater empowerment for lower income Black and Latino families.*
- **Host a more sustainable level of affordable housing and poverty.** Black and Latino neighborhoods host a disproportionate share of the state's affordable housing. In some Black and Latino neighborhoods this means as much as 60% of the units are subsidized by the government compared to under 5% in mostly white suburbs. While it is critical for there to be a meaningful percentage of affordable housing in Black and Latino neighborhoods, the current state of affairs is outrageously inequitable. It means that poverty becomes concentrated in communities of color, which makes everything else harder, from education to finding jobs to creating businesses. *The first step to equitable revitalization in cities is for the suburbs to step up their role in planning and zoning for affordable housing.*

- **Share in the benefits of billions of dollars in income, tax revenue and jobs.** Over ten years, Fair Share Zoning is likely to generate at least:

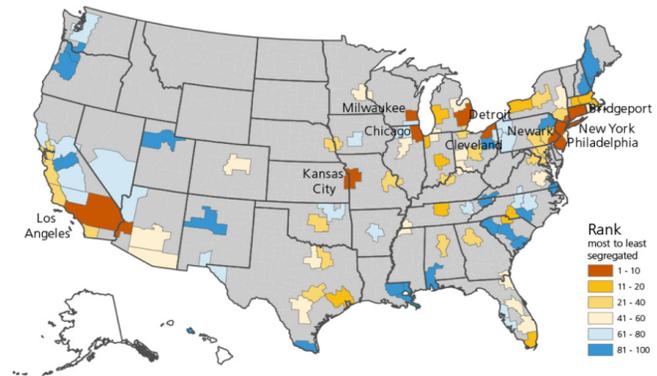
- \$79.1 billion in additional income
- \$12.2 billion in tax revenue
- 79,229 jobs, many in the construction and service industries

- **Fair Share Zoning will generate results.** Fair Share Zoning is a proactive 10-year plan to address decades of racial inequities and, beyond that, create an ongoing system for fair, equitable zoning going forward. Other zoning proposals take gradual baby steps that work around the edges of our state's massive inequalities but are insufficient to repair the damage. *It took Connecticut over 100 years to generate the level of racial segregation and inequalities we have now. We cannot wait 100 years to address them.*

- **Generate more city funding per person for municipal services.** When zoning limits affordable housing choices to cities, compelling poverty concentration, the amount of tax revenue cities have to spend on each resident goes down, making it hard to appropriately fund all kinds of city services from trash pickup to schools and often driving high tax/mill rates. *Fair share zoning is a critical piece to giving our cities the resources they need to thrive and make the investments Black and Latino neighborhoods deserve.*
- **Fair Share Zoning is part of a bigger strategy yielding critical benefits for cities and reducing racism.** Fair Share Zoning should be part of a set of solutions to address the need for affordable housing, address racial and income inequality, and reinvigorate cities. Some other strategies include:

- **Deeper investments in high poverty areas & protections of cultural institutions.** We know that many residents of high poverty areas, residents who are disproportionately Black and Latino, want to stay in their community. To ensure that can happen in a way that is guided by principles of equity, as a starting point we must:
 - *Make deep investments, especially in schools*
 - *Ensure meaningful housing affordability*
 - *Protect cultural institutions, and*
 - *Promote Black and Latino businesses*
- **Promote welcoming suburbs.** Fair Share Zoning will result in more housing choices for Black and Latino families in lower poverty and more diverse areas – some of these suburban communities are also disproportionately white. In the wake of the killing of George Floyd and so many other Black and Latino people, many in predominantly white communities have begun to recognize that there is much work to do to ensure their towns are welcoming to all. This work needs to be supported and expanded, building on models for successful integrated and equitable communities across the country. Research conclusively demonstrates that fostering true friendships across racial lines is the best strategy for addressing racism. *If our state remains one of the most segregated in the nation, we have no chance of meaningfully addressing systemic racism.*

Comparing the Nation: Ranking of Segregation in 100 Largest U.S. Metro Areas, 2010



Source: ACS, Gregory, Rolf Pendall, Mark Treskon, and Amy Khare. 2017. *The Cost of Segregation: National Trends and the Case of Chicago: 1990-2010*. Washington, D.C.: Urban Institute.