

WHY FAIR SHARE IS WRONG FOR CT – TESTIFY AGAINST HB6633 TODAY!

- Sign up to testify at the Hearing this Tuesday 2/28 11AM! Deadline to register: Monday 2/27 at 3PM. https://zoom.us/webinar/register/WN_vc6dYw6ASxSGKdoNJPEdGw
- Submit written testimony TODAY using the On-line Testimony Submission form. Select from menu options: Housing Comm. Public Hearing: Feb 28th, HB6633, Oppose: https://www.cga.ct.gov/asp/CGATestimonySub/CGAtestimonysubmission.aspx?comm_code=HSG

HB 6633, the Unfair "Fair Share" bill is extreme and unattainable - by any municipality.

Fair Share is a recycled draconian bill by central planners telling you how to live and where to live. THIS BILL IS JUST A GIFT TO DEVELOPERS, RPA and their lobbyists.

- True purpose is to transfer a lot of money from local property taxpayers to certain developers – an elaborate scheme funneling public money to special interests (RPA lobbyists, developers, housing advocates).
- No town can meet their onerous allocated fair share targets allocated. Burden is on towns to develop with no state funding, even when developers don't build because it's not profitable.
- The bill does not have a fiscal note attached because towns foot the bill. Demand legislators quantify the cost to each town.
- Will increase CT's property tax burden to be the highest in the country. CT is already the 2nd highest taxed state. Tax burden most devastating to lower-and middle-income households.
- Economically regressive and will damage the economy of the state.
- No other state adopted New Jersey's fair share model since 1975 – good policies get copied; bad ones do not!

CT169Strong calculated every town's Fair Share Costs - See what Open Communities Alliance (OCA) Legislators and the press are not sharing. [SEE FAIR SHARE WORKSHEET FOR YOUR TOWN'S INFO](#)

EXAMPLE: WHAT IS WESTPORT'S UNFAIR "FAIR SHARE?"

Westport's annual operating budget 22-23:	\$223 MILLION
Westport's total housing stock per OCA:	9,040 UNITS (Column A)
Westport's "Fair Share" allocation per OCA:	1,808 UNITS (Column C)

OPTIONS: 1) Town builds and funds it through local taxes or 2) allows builder(s) to develop multifamily in Westport and requires 20% affordable with every project

OPTION #1 Cost if Westport builds it all: Mandated time of completion = 10 YEARS

Westport Cost to develop using LOCAL taxpayer dollars to build "Fair Share:"

Estimated cost of high-density multifamily development = between \$200K & \$450K/UNIT statewide

1,808 units Fair Share * \$450K/unit = **\$813.6 MILLION** (Column N)

- THIS COST IS ALMOST 4x's WESTPORTS CURRENT ANNUAL OPERATING BUDGET
- The bill mandates 3-, 5-, 6- and 10-year benchmarks, so we calculated the benchmark spend figures as well as the cost in Yrs. 1-10. (\$13.6M, \$13.6M, \$13.6M, \$101.7M, \$101.7M, \$162.7M, \$101.7M, \$101.7M, \$101.7M, \$101.7M = \$813.6M over 10 years)

CONCLUSION OPTION #1: "Fair Share" costs = \$813.6 Million. Local property taxes will skyrocket approx. 50%+ increase yearly just to pay for "fair share" unit development - without adding any major infrastructure expansion (schools, sewer, etc.) and other services impacts to the municipality.

OPTION #2 Have developers build market value projects and require 20% affordable attached to the project.

Builder(s) have to build a total of 9,040 (7,232 market value + 1,808 affordable Fair Share) new high-density multifamily units by Year 10.

- DOUBLES the entire housing stock of Westport to 18K units in just 10 years
- Market value rentals are largest % of properties, turns Westport into a dense city.

CONCLUSION OPTION #2:

- There is no cost of Fair Share Units paid by Westport when developers build them.
- BUT, significant impacts on Westport's infrastructure from doubling of the entire housing stock: roads, sidewalks, schools, human services, safety, sewer, local transportation, etc.
- Exponential density development in 10 years will make local property taxes skyrocket - not equally offset by taxes from renters living in the new apartments.
- Does the Town of Westport need, or even want 7K+ market value apartments? Developers will be long gone by then, leaving Westport to deal with the aftermath.

OR ELSE.... IF YOU DON'T BUILD, THE STATE AND HOUSING ADVOCATES ARE COMING FOR SINGLE FAMILY NEIGHBORHOODS - "as of right" multifamily development EVERYWHERE:

"As of Right" means multifamily development that may proceed under a zoning ordinance or by-law without the need for a special permit, variance, zoning amendment, waiver, or other discretionary zoning approval. On water/sewer "As of Right" multifamily development 20units/acre

- In septic/well areas: as much as the health requirements of the land will permit.
- NO MORE SINGLE-FAMILY ZONING anywhere.
- The highly anticipatable consequences and adverse impacts to the historical assets, naturally affordable neighborhoods and environmental impacts, especially to already dense coastal communities, would be significant and severe.

IF YOUR TOWN MISSES THE DEADLINE: Developers and Housing Advocates can sue your town & court can to force development and award damages. Your town can lose local zoning control with as of right development anywhere & forced by courts to build their "fair share."

Legislators and Housing Advocates: stop pandering to developer lobbyist special interests.

It is time for truth:

- "Fair Shares" do not create affordability. It has not worked in New Jersey, so why bring this ineffective, bad idea to CT?
- Zoning bills do not create racial diversity, they cannot. Fair Housing Laws do not allow racial discrimination. Affordable provides economic diversity, not racial diversity.
- Zoning bills do not create economic diversity - limited affordable required: only 0-20% affordable units and are very expensive to build. IT IS JUST A GIFT TO PREDATORY DEVELOPERS. When local property taxes escalate due to 80-100% market value development, nothing is affordable.

To improve affordability, make CT business and retiree friendly and stop the "death by 1,000 taxes and user fees." Reform the broken housing voucher system in CT, where 50% of all vouchers are not used -a glaring example CT's swollen bureaucracy. Voucher reform would directly address the actual needs of our housing cost challenged residents right now, not 10 years from now.