



*Making Great Communities Happen*  
**Connecticut Chapter of the  
American Planning Association**

Amanda Kennedy, Government Relations Co-Chair, CCAPA

**Testimony regarding [S.B. No. 752](#)  
AN ACT CONCERNING HOUSING SEGREGATION  
February 28, 2017**

My name is Amanda Kennedy and I'm speaking on behalf of the Connecticut Chapter of the American Planning Association about SB 572, An Act Concerning Housing Segregation. My comments focus only on the aspects that deal with planning for housing. The bill asks that two state agencies- Department of Housing and Office of Policy and Management- develop detailed estimates of need for an assortment of groups including low and moderate income households and seniors, and that these estimates be incorporated in the Consolidated Housing Plan and State Plan of Conservation and Development. CCAPA supports this proposal to develop better guidance on how much housing is needed, where and what type. As you know, housing affordability in Connecticut is getting worse and worse, and is affecting households at all incomes. Half of renters in CT are paying more than they can afford for housing, and a third of owners. Affordability is going to continue to decline if we don't take this issue seriously. We need to do a better job at planning for housing, and getting some hard numbers on how much we need to produce is critical. CCAPA asks that estimates of housing need be produced for all households, not just low- and moderate-income and the other specific groups referenced in the bill.

Right now no agency or organization in Connecticut generates estimates of future housing need. Towns and regions have no guidance on how much new housing is needed to address affordability issues or just to maintain the status quo. My former employer, Regional Plan Association, has developed housing growth estimates as part of its Fourth Regional Plan for the Metro NY area, which includes southwestern Connecticut, and they call for a 50% increase in housing production for the metropolitan NYC region to accommodate expected population growth and demographic shifts.

In my current position as Director of Special Projects at the Southeastern Connecticut Council of Governments, I've taken a look at housing need and developed an estimate for our region using a methodology used by the Joint Center for Housing Studies at Harvard University and the most recent population projections developed by the CT State Data Center, which were released in 2012. What we're seeing and will continue to see in Southeastern Connecticut, and I expect elsewhere in the state, is a continued decline in the number of residents per household that is making the need for housing grow faster than overall population growth. My estimate is that southeastern Connecticut would need

10,000 more housing units to accommodate the growth and demographic shifts expected over the next decade. That means we'd have to ramp up housing production to levels we last saw at the peak of the housing market in 2006. The data's also telling us that we'll see a huge increase in the number of senior households, as well as a decline in younger households. This information has been helpful for SCCOG as we've developed policies in our Regional Plan, and we'll be working this year to further develop these projections to give more guidance to our towns on what type of housing would best meet the needs of southeastern CT residents. I've included some pages from our Regional Plan explaining these findings.

So we support the development of regional estimates by the state agencies. We don't think, however, that we're ready to mandate that municipalities incorporate this information into their municipal plans. It's going to be a several-year process for agencies, regional councils of governments, and other stakeholders to develop a methodology for generating regional housing need numbers that everyone agrees is the right basis for developing municipal targets, and we need to figure out that part of the process first.

## **WHO WE ARE**

The Connecticut Chapter of the American Planning Association (CCAPA) has over 420 members who are governmental and consulting planners, land use attorneys, citizen planners, and other professionals engaged in planning and managing land use, economic development, housing, transportation, and conservation for local, regional, and State governments, private businesses and other entities. CCAPA has long been committed to assisting the legislature and State agencies with developing and furthering responsible growth management principles. The American Planning Association is an independent, not-for-profit, national educational organization that provides leadership in the development of vital communities.

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