

Housing in CT 2022

The Partnership for Strong Communities' yearly overview of affordable housing in Connecticut.

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A Cost We Can't Afford

Housing costs in Connecticut are the 10th highest in the nation. Residents are burdened by the lack of modestly priced rental options -- a problem which affects all communities, regardless of income levels, but is disproportionately affecting to Connecticut's families of color. About 120,000 households spend more than half of their income on rental housing, forcing many to spend less on other needs, such as food, healthcare, and childcare. Nearly a third of Black renter households spend more than half their income on housing.

The state has not recovered from job losses due to the pandemic resulting in persistent increased housing insecurity for many low-income families. In a recent survey, 26% of CT renters reported that they had slight or no confidence that they could make next month's rent payment. (48% for Black respondents and 42% for Hispanic respondents) In the same survey, more than 50,000 renter households reported being behind on their rent payments.

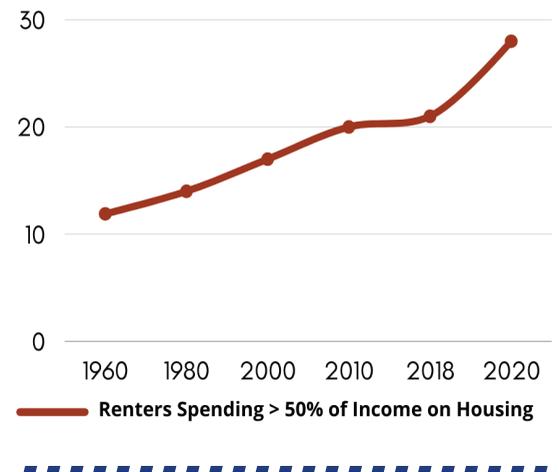
In the next five years, 4,985 publicly supported rental homes in Connecticut are set to have their affordability restrictions expire.

Growth Starts At Home

Housing construction in CT lags that of its neighbors. In 2020, CT ranked third-to-last of U.S. states in permit issuance rate, with a rate of 1.5 permits per 1,000 residents. Housing growth is good for families and for our economy. Analysis from the National Association of Homebuilders shows that, for every \$1 of state investment in multi-family housing, \$4.57 in private investment is leveraged as a result. Household sizes in the U.S. have fallen for decades, leading to an increase in demand for a greater variety of housing types, including multi-family homes. Despite this trend, multi-family housing starts remain low in CT.

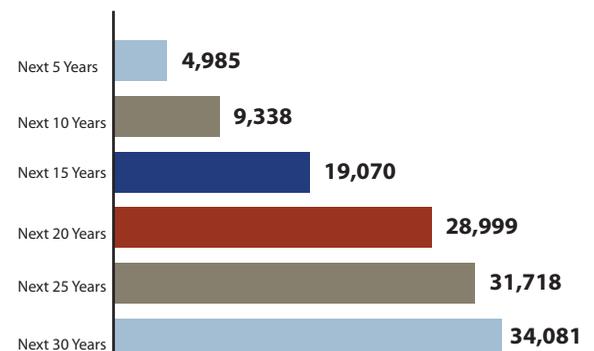
60 YEARS OF RISING COSTS

In 1960, just 11.9% of renters spent over half their income on housing costs. By 2020, that percentage has more than doubled to 26.9%.



PUBLICLY SUPPORTED RENTAL HOMES AT RISK

7% of Connecticut's publicly supported rental homes face an expiring affordability restriction in the next five years and 2,617 public housing units are in need of immediate investment.



Source: 2021 Housing Preservation Profile, PAHRC



PARTNERSHIP FOR STRONG COMMUNITIES

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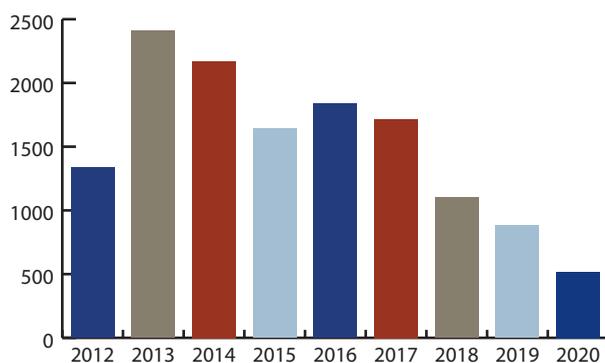
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Preserving Our Homes

Connecticut's poorest families continue to struggle to find adequate and affordable housing. **For every 100 extreme low-income households in Connecticut there only are 42 rental units available and affordable to them.** In 2021, the State of Connecticut Department of Housing worked to alleviate this shortage by funding the construction of **502 rental-assisted homes**, but a much larger investment will be needed to meet the need.

YEARLY RENTAL-ASSISTED HOME CONSTRUCTION, 2012-20



The state can help renters and boost economic growth by investing in rent-assisted housing. **The average rent for a one-bedroom apartment in Connecticut rose by 23% over the last year increasing financial pressure on our poorest families.** Continued investment in new rental-assisted homes can reduce the proportion of households spending half or more of their income on housing.

Meanwhile, the quality of Connecticut's existing housing continues to worsen. **Connecticut's housing stock is the 5th oldest of any state in the country.** An estimated 2,620 units of public housing in Connecticut are in need of immediate investment -- and thousands more privately-owned homes are similarly in disrepair.

According to the Cheshire-based PAHRC research group, building rental-assisted housing results in a yearly average increase of \$7,000 in disposable income for families living in these homes.

Proposed Solutions

- ➔ Advance housing justice by supporting low- and moderate-income households with an increase investment in Rental Assistance Program by at least \$20 million in FY 2023 to provide rental assistance to 2,000 more low-income households.
- ➔ Remove barriers to building a variety of housing types by revising the zoning enabling act to allow as-of-right multi-family and affordable housing near transit.
- ➔ Support legislation that requires every Connecticut community to permit its fair share of housing for both low- and moderate-income households.
- ➔ Preserve strategic capital investments in affordable housing authorized in 2021 of \$100 million for the Affordable Housing FLEX Fund and \$50 million for the state Housing Trust Fund.

View the HomeConnecticut Campaign's 2022 legislative agenda at pschousing.org/legislative-priorities



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