

Housing in CT 2021

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

Page 1 | January 2021

A Cost We Can't Afford

Housing costs in Connecticut are the 10th highest in the nation. Connecticut's residents are burdened by the lack of modestly-priced rental options -- a problem which affects all communities, regardless of income levels, but is particularly devastating to Connecticut's families of color. Even before COVID-19, 31 percent of Black households spent over half of their income on rental housing, forcing many to spend less on other needs, such as food, healthcare, and childcare.

Widespread job losses due to the pandemic have greatly increased housing insecurity. In a recent survey, **28 percent of Connecticut respondents reported that they had slight or no confidence that they could make next month's rent payment. (34 percent for Black respondents)**

Studies suggest eviction moratoria and emergency rental relief programs mitigate COVID-19 spread and death. Housing displacement and eviction prevention can be a key component of a comprehensive strategy to control the pandemic by reducing COVID-19 infection, transmission, illness, hospitalizations, and death and to address health inequity.

In the next five years, **4,987 publicly supported rental homes in Connecticut are set to have their affordability restrictions expire.**

Growth Starts At Home

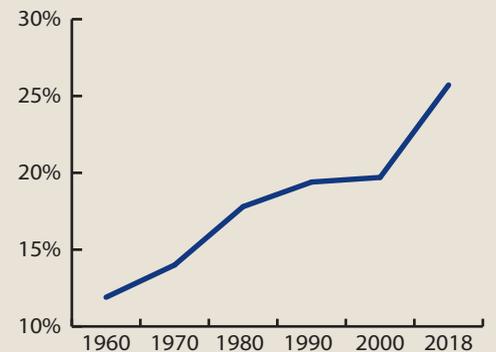
Housing construction in Connecticut has lagged behind that of its neighbors. In 2018, Connecticut ranked second-to-last of U.S. states in permit issuance rate, with a rate of 1.3 permits per 1,000 residents.

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 multi-family homes. Despite this trend, multi-family housing starts have plummeted in Connecticut in recent years.

60 YEARS OF RISING COSTS

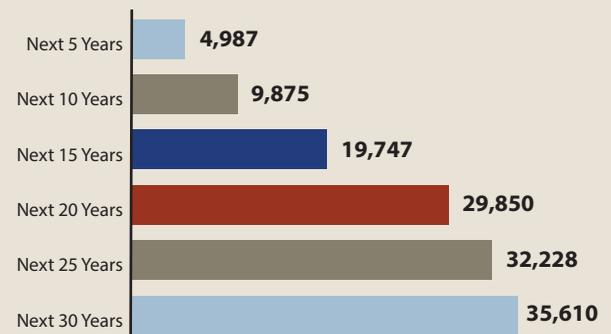
In 1960, just 11.9% of renters spent over half their income on housing costs. By 2018, that percentage had **more than doubled** to 26%.



— Renters Spending >50% of Income on Housing

PUBLICLY SUPPORTED RENTAL HOMES AT RISK

More than **one in twenty** publicly supported rental homes face an expiring affordability restriction in the next five years.



Source: Public and Affordable Housing Research Corporation (PAHRC)



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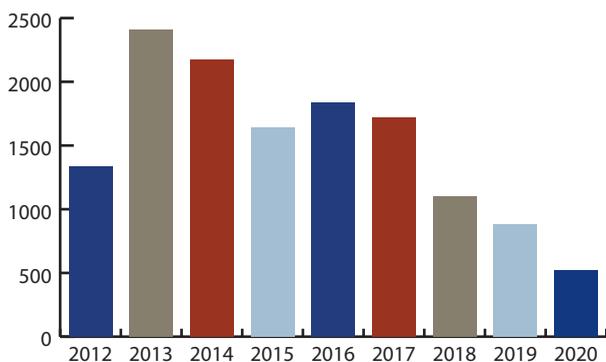
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Page 1 | January 2021

Preserving Our Homes

Connecticut's housing problems are particularly dire when it comes to rental-assisted homes. In 2020, the State of Connecticut Department of Housing funded the construction of **518 rental-assisted homes**. Rental-assisted home construction fell for the fifth straight year and has declined 78.5 percent overall since 2013.

YEARLY RENTAL-ASSISTED HOME CONSTRUCTION, 2012-20



The state can help renters and boost economic growth by investing in rent-assisted housing.

Continued investment in new rental-assisted homes can reduce the proportion of households spending half or more of their income on housing.

Connecticut's housing stock is the 5th oldest of any state in the country.

An estimated 2,230 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.*

What You Can Do

We can reverse this trend of rising rents and priced-out households, and secure the rental market for tenants and property owners, while building a more equitable state. The Partnership for Strong Communities is proposing these legislative items for the 2021 session:

- **Improve the state's land use practices** by strengthening the zoning enabling statute (CGS Section 8-2), expand housing choice, and requiring planning & zoning commissioners meet a minimum standard of five hours of training per year.
- **Invest at least an additional \$100 million in rental relief** to stabilize Connecticut's housing market and prevent Connecticut families from eviction and displacement.
- Invest in Ongoing Rental Supports through the addition of **at least \$20 million/year to the Rental Assistance Program (RAP)**.
- **Continue necessary strategic capital investments in affordable housing** by authorizing \$100 million each year in the Affordable Housing FLEX Fund, and \$50 million each year for the state Housing Trust Fund.

Visit www.pschousing.org to learn more and add your support.



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