

**Testimony Opposing**

**HB 6521: An Act Concerning Changes to Zoning and Affordable Housing Requirements Concerning Accessory Dwelling Units and Prohibiting List-Back Agreements**

**Testimony Supporting**

**SB 355: An Act Concerning a Landlord's Ability to Consider the Criminal Record of Prospective Tenants**

**HB 6528: An Act Concerning the Sealing of Eviction Records**

**HB 6531: An Act Concerning the Right to Counsel in Eviction Proceedings**

**SB194: An Act Establishing a Right to Housing**

**SB 875: An Act Concerning the Risk of Homelessness For Those Released From the Custody of the Department of Correction**

**HB 6532: An Act Appropriating State Funds for Mental Health Services and Housing**

Committee on Housing

March 4, 2021

Dear Senator Lopes, Representative McGee, Representative Smith, Senator Anwar, Representative Polletta, Senator Cicarella, and esteemed members of the Housing Committee:

My name is Erin Sheehan, and I am testifying today on behalf of Connecticut Voices for Children, a research-based child advocacy organization working to ensure that one day Connecticut is a thriving and equitable state where all children achieve their full potential.

Connecticut Voices for Children opposes HB 6521: An Act Concerning Changes to Zoning and Affordable Housing Requirements Concerning Accessory Dwelling Units and Prohibiting List-Back Agreements and supports the following bills: SB 355: An Act Concerning a Landlord's Ability to Consider the Criminal Record of Prospective Tenants, HB 6528: An Act Concerning the Sealing of Eviction Records, HB 6531: An Act Concerning the Right to Counsel in Eviction Proceedings, SB 194: An Act Establishing a Right to Housing, SB 875: An Act Concerning the Risk of Homelessness for Those Released From the Custody of the Department of Correction, and HB 6532: An Act Appropriating State Funds for Mental Health Services and Housing.

**HB 6521: An Act Concerning Changes to Zoning and Affordable Housing Requirements Concerning Accessory Dwelling Units and Prohibiting List-Back Agreements**

Connecticut Voices for Children supports the construction of ADUs by-right to increase housing diversity and affordability, support Connecticut's economy, and make the state a more attractive place to live. However, this bill includes language that would undercut 8-30g. As such, we cannot support this bill as written.

ADUs are a secondary housing unit built on a single-family residential lot. ADUs can include detached new constructions on the lot, garage conversions, an apartment unit built on top of the garage, or a basement unit.<sup>1</sup>

Currently, most towns already allow ADUs. Seventy-three percent of single-family districts in the state permit ADUs and of those, 57 percent of districts permit them as of right, just as this bill would permit.<sup>2</sup> However, requirements to build an ADU vary substantially from town to town. Some specify that only a family member can live in the unit. Others require the ADU to be attached to the main unit. And oftentimes, municipalities require costly application fees or time-consuming public hearings.<sup>3</sup> These laws make it complicated for Connecticut residents to navigate the process of constructing their own ADU on their personal property. This legislation would change that, requiring only a short review of each proposed ADU. This bill fits in line with national trends, as there has been a dramatic uptick in relaxation of regulations surrounding ADUs over the last few years.<sup>4</sup>

ADUs are an important piece of the affordable housing puzzle in Connecticut. They can increase the diversity of available housing and increase access to affordable housing. Allowing one ADU by-right on any single family lot in Connecticut could create thousands of new housing options.<sup>5</sup> And because of their size, ADUs are traditionally more affordable than other forms of single family homes for rent or for purchase.

Furthermore, streamlining the process supports the economy. The construction of 100 affordable housing units creates 120 jobs.<sup>6</sup> And the ripple effect from residents living in new units can support as many as 30 new jobs in a wide array of industries.<sup>7</sup> What is more, the creation of new, market-rate housing is proven to aid in driving down housing costs across municipalities. This is particularly important for renters at or just below the AMI.<sup>8</sup>

And allowing for ADUs is good for all Connecticut residents. ADUs can help lower- and moderate-income families generate income and wealth. Homeowners who rent out an ADU can rely on monthly rental income. The addition of an ADU can also increase the total property value of a lot, helping

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<sup>1</sup> American Planning Association. (n.d.). Accessory Dwelling Units. Retrieved from [https://www.planning.org/knowledgebase/accessorydwellings/#:~:text=An%20accessory%20dwelling%20unit%20\(ADU,attached\)%20single%2Dfamily%20home](https://www.planning.org/knowledgebase/accessorydwellings/#:~:text=An%20accessory%20dwelling%20unit%20(ADU,attached)%20single%2Dfamily%20home)

<sup>2</sup> Desegregate Connecticut & CT Data Collaborative. (n.d.). Connecticut Zoning Atlas. Retrieved from <https://www.desegregatect.org/atlas>

<sup>3</sup> Capitol Region Council of Governments. (2013, June). Sustainable Land Use Code Project [PDF file].

<sup>4</sup> Willis, H. (2021, January 7). Accessory dwellings offer one solution to the affordable housing problem. *Washington Post*. Retrieved from [https://www.washingtonpost.com/realestate/accessory-dwellings-offer-one-solution-to-the-affordable-housing-problem/2021/01/07/b7e48918-0417-11eb-897d-3a6201d6643f\\_story.html](https://www.washingtonpost.com/realestate/accessory-dwellings-offer-one-solution-to-the-affordable-housing-problem/2021/01/07/b7e48918-0417-11eb-897d-3a6201d6643f_story.html)

<sup>5</sup> Regional Planning Association. (2020, July). Be my Neighbor: Untapped Housing Solutions: ADUs and Conversions [PDF file].

<sup>6</sup> Cohen, R. & Wardrip, K. (2011). The Economic and Fiscal Benefits of Affordable Housing [PDF file]. *Planning Commissioners Journal*. Retrieved from <https://plannersweb.com/wp-content/uploads/2012/07/501.pdf>

<sup>7</sup> Ibid.

<sup>8</sup> Mast, E. (2019, July 1). The Effect of New Market-Rate Housing Construction on the Low-Income Housing Market [PDF file]. *W.E. Upjohn Institute for Employment Research*. Retrieved from [https://research.upjohn.org/cgi/viewcontent.cgi?article=1325&context=up\\_workingpapers](https://research.upjohn.org/cgi/viewcontent.cgi?article=1325&context=up_workingpapers)

homeowners build wealth.<sup>9</sup> ADUs also benefit seniors, providing them the ability to age in place, age with family close by, remain in a familiar neighborhood, and save money while on a fixed income.<sup>10</sup> With Connecticut's population steadily aging,<sup>11</sup> supporting our older residents is critical. Finally, ADUs benefit young adults, particularly those just starting out their career in vital, but traditionally lower-paying fields such as social work or teaching.<sup>12</sup> Across the country, the share of entry-level, starter homes has declined while demand continues to grow.<sup>13</sup> ADUs can help fill this gap.

While streamlining the process for constructing ADU's is critical, this bill as written would harm 8-30g. *Thus, Connecticut Voices for Children urges the Housing Committee to oppose HB 6521: An Act Concerning Changes to Zoning and Affordable Housing Requirements Concerning Accessory Dwelling Units and Prohibiting List-Back Agreements.*

**HB 6531: An Act Concerning the Right to Counsel in Eviction Proceedings, SB 355: An Act Concerning a Landlord's Ability to Consider the Criminal Record of Prospective Tenants, HB 6528: An Act Concerning the Sealing of Eviction Records—three bills that increase protections for renters.**

Establishing a legal right to counsel and limiting the availability of information on past criminal actions or evictions are proactive steps to prevent evictions and improve access to safe, quality housing for all residents.

*First, we support HB 6531 to establish a legal right to counsel for tenants facing eviction.*

Due to the COVID-19 pandemic and related historic job losses, Connecticut is facing an unprecedented eviction crisis. Since March 10, 2020, 3,863 landlords have filed eviction cases in court, and courts have issued 1,063 executions.<sup>14</sup> In the aftermath of the pandemic, an estimated 77,000 to 161,000 renter households in Connecticut are at risk of eviction.<sup>15</sup> The majority of these residents are likely people of color. As of January 2021, 48 percent of Latinx people and 23 percent of Black people had little to no confidence that they would be able to pay their rent in February 2021, compared with 12 percent of white people.<sup>16</sup>

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<sup>9</sup> Abu-Khalaf, A. (2020, September). New Reflections on Affordable Housing Design, Policy and Production: Overcoming Barriers to Bringing Accessory Dwelling Unit Development to Scale [PDF file]. *Enterprise Community Partners*.

<sup>10</sup> Sanderson, D. (2019). Accessory Dwellings: Help for Aging in Place [PDF file]. *Society of Certified Senior Advisors*. Retrieved from [https://cdn.ymaws.com/www.csa.us/resource/resmgr/docs/journals/journal\\_73/sanderson.pdf](https://cdn.ymaws.com/www.csa.us/resource/resmgr/docs/journals/journal_73/sanderson.pdf)

<sup>11</sup> Cooper, J. (2019, February 6). Feds: CT getting older in 80% of towns, cities. *Hartford Business Journal*. Retrieved from <https://www.hartfordbusiness.com/article/feds-ct-getting-older-in-80-of-towns-cities>

<sup>12</sup> Sanderson, D. (2019). Accessory Dwellings: Help for Aging in Place [PDF file]. *Society of Certified Senior Advisors*.

<sup>13</sup> Willis, H. (2021, January 7). Accessory dwellings offer one solution to the affordable housing problem. *Washington Post*.

<sup>14</sup> Rattray, R. (2021, February 26). Addressing Clients' Needs During the COVID-19 Pandemic. *Connecticut Fair Housing Center*. Retrieved from <https://www.ctfairhousing.org/addressing-clients-needs-during-the-covid-19-pandemic-22/>

<sup>15</sup> Stout, Risius, Ross LLC. (2020). Estimation of Households Experiencing Rental Shortfall and Potentially Facing Eviction. Retrieved from

<https://app.powerbi.com/view?r=eyJrIjoiNzRhYjg2NzAtMGE1MC00NmNjLTI0OTMtYjM2NjFmOTA4ZjMyIiwidCI6Ijc5MGJmNjk2LTE3NDYtNGE0OS1hZjI0LTc4ZGE5Y2RhZGE2MSIsImMiOiN9>

<sup>16</sup> United States Census Bureau. (2021, January 27). Week 22 Household Pulse Survey: January 6 - January 18. Retrieved from <https://www.census.gov/data/tables/2021/demo/hhp/hhp22.html>

Providing tenants with legal representation is one mechanism to support tenants. While approximately 90 percent of landlords have legal representation, most tenants do not.<sup>17</sup> Numerous studies show that access to legal representation improves outcomes for tenants. Attorneys can help a client find alternative housing or negotiate payment plans to avoid the eviction altogether.<sup>18</sup> What is more, a right to counsel is a smart long-term investment. For every dollar invested in legal representation for low-income tenants facing eviction in Baltimore City, there is an estimated cost-savings of \$6.24 to the city and state.<sup>19</sup> In the words of Connecticut’s own Task Force to Improve Access to Legal Counsel in Civil Matters in 2016, establishing a right to counsel is the right choice as the “fiscal and social cost of likely injustice significantly outweighs the fiscal cost of civil counsel.”<sup>20</sup>

*Further, Connecticut should support those with criminal records or past evictions in securing safe and affordable housing through the passage of SB 355 and HB 6528.*

Both tenants with a criminal record and those with past evictions on their record are punished when trying to find housing. These individuals, who are often already the most disenfranchised, are punished and pushed to the bottom of the rental market where they are forced to accept substandard housing in neighborhoods that may not meet their family’s basic needs.<sup>21</sup> Passage of both of these bills would ensure greater access to safe, high-quality housing.

**SB 194: An Act Establishing a Right to Housing, SB 875: An Act Concerning the Risk of Homelessness for Those Released From the Custody of the Department of Correction, and HB 6532: An Act Appropriating State Funds for Mental Health Services and Housing—three bills that will aid in preventing homelessness and housing insecurity in Connecticut.**

*First, Connecticut Voices for Children supports SB 194: An Act Establishing a Right to Housing.*

Safe housing is a basic necessity. Research shows that children and young people living in poor-quality housing are more likely to struggle in school and experience behavioral and emotional problems.<sup>22</sup> Housing instability also has long-term impacts on the future earnings: adults who moved 3 or more

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<sup>17</sup> Wiltz, T. (2017, October 27). How Free Legal Help Can Prevent Evictions. *Pew Charitable Trusts*. Retrieved from <https://www.pewtrusts.org/en/research-and-analysis/blogs/stateline/2017/10/27/how-free-legal-help-can-prevent-evictions>

<sup>18</sup> National Law Center on Homelessness and Poverty. (2018, October). Protect Tenants, Prevent Homelessness [PDF file]. Retrieved from <http://nlchp.org/wp-content/uploads/2018/10/ProtectTenants2018.pdf>; Schultheis, H. & Rooney, C. (2019, October 19). A Right to Counsel Is a Right to a Fighting Chance: The Importance of Legal Representation in Eviction Proceedings. *Center for American Progress*. Retrieved from <https://www.americanprogress.org/issues/poverty/reports/2019/10/02/475263/right-counsel-right-fighting-chance/>

<sup>19</sup> Stout Risius Ross, LLC. (2020, May 8). The Economic Impact of an Eviction Right to Counsel in Baltimore City [PDF file]. Retrieved from [https://abell.org/sites/default/files/files/Baltimore%20RTC%20Report\\_FINAL\\_5\\_8\\_2020.pdf](https://abell.org/sites/default/files/files/Baltimore%20RTC%20Report_FINAL_5_8_2020.pdf)

<sup>20</sup> Judiciary Committee. (2016, December 15). Report of the Task Force to Improve Access to Legal Counsel in Civil Matters [PDF file]. Retrieved from [https://www.cga.ct.gov/jud/tfs/20160729\\_Task%20Force%20to%20Improve%20Access%20to%20Legal%20Counsel%20in%20Civil%20Matters/Final%20Report.pdf](https://www.cga.ct.gov/jud/tfs/20160729_Task%20Force%20to%20Improve%20Access%20to%20Legal%20Counsel%20in%20Civil%20Matters/Final%20Report.pdf)

<sup>21</sup> Connecticut Voices for Children. (2020, July). Issue Briefing Book 2020-2022 [PDF file]. Retrieved from <https://ctvoices.org/wp-content/uploads/2020/08/Issue-Briefing-Book-2020-Final.pdf>

<sup>22</sup> MacArthur Foundation. (2017, November 16). Housing: Why Educators, Health Professionals, and Those Focused on Economic Mobility Should Care About It. Retrieved from <https://www.macfound.org/press/article/lessons-learned-housing-research>

times as young children earned 52 percent less than adults who experienced more housing stability as children. Housing affordability and stability encourage work and reduce the chances of incarceration.<sup>23</sup>

But Connecticut faces a dire housing affordability crisis. Nearly 50 percent of renters statewide spend more than 30 percent of their income on housing, a benchmark conventionally used to indicate that a tenant is cost-burdened.<sup>24</sup> This bill is a step toward addressing Connecticut's housing crisis. Establishing housing as a right within the state will allow Connecticut's children to engage at school in their full capacity and allow Connecticut's parents to best take care of their children while also growing their careers.

In particular, we applaud this bill for strengthening eviction prevention programs and ensuring legal assistance and support services during the eviction process, both of which are sorely needed to protect renters during a confusing process that favors landlord rights over tenants. We applaud the inclusion of both habitability as well as infrastructure to support healthy standards of life within the definition of safe housing. And we applaud the recognition of special circumstances that contribute to experiencing homelessness, housing instability, and housing unaffordability. By naming in law that systemic racism and exclusionary immigration laws impact people's ability to access basic needs, more of Connecticut's residents can advocate to ensure their own right to access housing and the rights of their neighbors.

To further strengthen this bill, we suggest three additions. First, in Section 1(b)(2), we suggest creating language that raises the income threshold for priority housing beyond 50 percent of the area median income over time, as wage disparities in Connecticut make 50 percent a surprisingly low threshold when considering self-sufficiency needs.

For reference, the Office of Early Childhood currently uses \$60,328.00 as the 50 percent state median income level for a family of 4.<sup>25</sup> If both parents are working full-time, they are only earning \$15.09/hour per person. If the family lives in Hartford, New Haven, or Stamford, they would all be earning less than the self-sufficiency standard, while also being ineligible for food assistance or HUSKY A, Connecticut's Medicaid program.<sup>26</sup> Thus, an income threshold of 50 percent of the area median income places hourly earnings just above minimum wage, which in Connecticut, even with the much needed increase to \$15/hour by 2023, is not a living wage.

Second, in Section 1(c)(3), we recommend including municipal policymakers and local zoning boards within the governmental programs implicated as those responsible for housing affordability. Connecticut's extreme housing segregation exists because of our racist history of discriminatory policies - including redlining, blockbusting, and restrictive zoning - and continues to be perpetuated today through policies like large minimum lot sizes, prohibiting the construction of accessory dwelling units, and limiting, or prohibiting entirely, the construction of multifamily housing.<sup>27</sup> Until the State holds

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<sup>23</sup> Ibid.

<sup>24</sup> Connecticut Voices for Children. (2020, July). Issue Briefing Book [PDF file].

<sup>25</sup> Connecticut Care 4 Kids. Income Guidelines for New Applications received on or after October 1, 2020. Retrieved from <https://www.ctcare4kids.com/income-guidelines-for-new-applications/>

<sup>26</sup> Willner, J., Casau, A., & Ruth, L. (2021, February). Impact of Connecticut's Minimum Wage Increase on Access to Benefits for Working Families [PDF file]. *Connecticut Voices for Children*. Retrieved from [https://ctvoices.org/wp-content/uploads/2021/02/Benefits-Cliffs\\_Just-Research-Final.pdf](https://ctvoices.org/wp-content/uploads/2021/02/Benefits-Cliffs_Just-Research-Final.pdf)

<sup>27</sup> Sheehan, E., Wilson, R., & Casau, A. (2020, October). Separate & Unequal: The Interactive Effects of Housing and Education Policies on School Segregation in Connecticut [PDF file]. *Connecticut Voices for Children*. Retrieved from [https://ctvoices.org/wp-content/uploads/2020/10/Separate-and-Unequal\\_Just-Research-Final.pdf](https://ctvoices.org/wp-content/uploads/2020/10/Separate-and-Unequal_Just-Research-Final.pdf)

municipalities accountable for their contribution to Connecticut's housing affordability crisis, Connecticut's low-income families will continue to be confined to under-resourced communities.<sup>28</sup>

Third, in Section 2, we recommend adding to the Right to Housing Committee a representative with expertise in youth housing instability and/or lived experience as a youth with unstable housing. Youth homelessness is a complex topic that can result from myriad family circumstances, and youth must navigate a different homelessness system than adults.

Thank you for considering these small changes to further strengthen an important bill.

*Connecticut Voices for Children also supports SB 875: An Act Concerning the Risk of Homelessness for those Released from the Custody of the Department of Correction.*

Housing is a critical component to help people stay out of the justice system. It is an especially powerful intervention in low-level crimes and youth crime. When people are stably housed, they are less likely to commit survival crimes, such as theft, robbery, and trespassing.<sup>29</sup> Additionally, young people experiencing homelessness may face court proceedings due to violating curfews, loitering, or sleeping outdoors.<sup>30</sup> The link between housing and justice involvement is especially salient for individuals re-entering their communities after incarceration, because they are 10 times more likely than the general population to become homeless, and more likely to subsequently become re-involved in the justice system.<sup>31</sup>

This bill, which requires the Department of Corrections to establish the Returning Home program in consultation with the Department of Housing and track housing outcomes as part of Connecticut's reentry strategy, can help to decrease the number of returning residents who experience homelessness while trying to re-establish their lives. We appreciate the inclusion of language to publicly report on the results of Connecticut's reentry strategy, so that impacted families, researchers, advocates, and policymakers can work together to continue to refine the strategy and improve outcomes.

We would suggest in Section 2 including the Department of Mental Health and Addiction Services, the Department of Social Services, and the Department of Labor as consulting agencies for developing the Returning Home program. Mental health challenges, chronic health conditions, and unemployment all impact the ability of returning residents to maintain safe, stable housing. Creating a plan that meets individuals' holistic needs will better ensure that returning residents move toward a path of self-support and are at lesser risk of re-entering the homeless system or the justice system.

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<sup>28</sup> Boggs, E. & Dabrowski, L. (2017, September). Out of Balance: Subsidized Housing, Segregation and Opportunity in Connecticut [PDF file]. *Open Communities Alliance*. Retrieved from <https://www.ctoca.org/outofbalance>

<sup>29</sup> McLaughlin, L. (2011, October 19). The Poverty-Crime Connection. *Jackson Free Press*. Retrieved from <https://www.jacksonfreepress.com/news/2011/oct/19/the-poverty-crime-connection/>

<sup>30</sup> Wilson, D., Gill, C., Olaghery, A., & McClure, D. (2016, March 23). Juvenile Curfew Effects on Criminal Behavior and Victimization: A Systematic Review. *Campbell Systematic Reviews*. Retrieved from <https://onlinelibrary.wiley.com/doi/full/10.4073/csr.2016.3#:~:text=The%20pattern%20of%20evidence%20suggests,Both%20effects%20were%20not%20significant.>

<sup>31</sup> Fontaine, J., Gilchrist-Scott, D., Roman, J., Taxi, S., & Gouvis Roman, C. (2012, August 15). Supportive Housing for Returning Prisoners: Outcomes and Impacts of the Returning Home-Ohio Pilot Project. *Urban Institute*. Retrieved from [https://www.urban.org/research/publication/supportive-housing-returning-prisoners-outcomes-and-impacts-returning-home-ohio-pilot-project/view/full\\_report](https://www.urban.org/research/publication/supportive-housing-returning-prisoners-outcomes-and-impacts-returning-home-ohio-pilot-project/view/full_report)

*Finally, Connecticut Voices for Children supports HB 6532: An Act Appropriating State Funds for Mental Health Services and Housing.*

In the wake of the COVID-19 pandemic, families across the state are struggling with increases in mental health challenges such as depression, anxiety, and substance abuse,<sup>32</sup> while also facing eviction and foreclosure.<sup>33</sup> Children and young people make up an increasingly large percent of the individuals seeking mental health treatment. The demand for mental health services in Connecticut has grown by 120 percent over the course of the pandemic.<sup>34</sup> Providing resources to help individuals struggling with mental health needs and with housing insecurity made worse by the pandemic is crucial. Funding to help support housing affordability and stability can also help families get back to work and contribute to a growing economy faster once the pandemic ends.<sup>35</sup>

### **Just Facts:**

- 73 percent of single-family districts in the state permit ADUs and of those, 57 percent of districts permit them as of right, just as this bill would.<sup>36</sup>
- Allowing one ADU by-right on any single family lot could create thousands of new housing options in Connecticut.<sup>37</sup>
- The construction of 100 affordable housing units creates 120 jobs.<sup>38</sup> And the ripple effect from residents living in new units can support as many as 30 new jobs in a wide array of industries.<sup>39</sup>
- The creation of new, market-rate housing is proven to aid in driving down housing costs across municipalities, and this is particularly important for renters at or just below the AMI.<sup>40</sup>
- Since March 10, 2020, 3,863 landlords have filed eviction cases in court, and courts have issued 1,063 executions.<sup>41</sup>
- In the aftermath of the pandemic, an estimated 77,000 to 161,000 renter households in Connecticut are at risk of eviction.<sup>42</sup>

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<sup>32</sup> Eisele-Dyrli, S. (2020, June 25). Mental Health in a Pandemic: Data Suggests Greater Need for Services and Resources in Connecticut. *CT Data Collaborative*. Retrieved from <https://www.ctdata.org/blog/mental-health-in-a-pandemic>

<sup>33</sup> Rabe Thomas, J. (2020, December 16). An eviction tsunami is on the horizon, and with it comes more COVID cases. *Connecticut Mirror*. Retrieved from <https://ctmirror.org/2020/12/16/an-eviction-tsunami-is-on-the-horizon-and-with-it-comes-more-covid-cases/>; Radelat, A. & Pananjady, K. (2020, August 3). CT homeowners' delinquency rates soar to one of nation's highest during COVID pandemic. *Connecticut Mirror*. Retrieved from <https://ctmirror.org/2020/08/03/ct-homeowners-delinquency-rates-soar-during-covid-pandemic-to-one-of-nations-highest/>

<sup>34</sup> Corcoran, D. (2021, February 10). 'We Want to Help:' CT Doctors Seeing Increase in Youth Mental Health Issues. *NBC Connecticut*. Retrieved from <https://www.nbcconnecticut.com/news/coronavirus/we-want-to-help-ct-doctors-seeing-increase-in-youth-mental-health-issues/2419786/>

<sup>35</sup> Champion, E. & Gallagher, M. (2021, January 12). Five Housing Outcomes That could Promote Long-Term Recovery from the COVID-19 Pandemic. *Urban Institute*. Retrieved from <https://www.urban.org/urban-wire/five-housing-outcomes-could-promote-long-term-recovery-covid-19-pandemic>

<sup>36</sup> Desegregate Connecticut & CT Data Collaborative. (n.d). Connecticut Zoning Atlas.

<sup>37</sup> Regional Planning Association. (2020, July). Be my Neighbor: Untapped Housing Solutions: ADUs and Conversions [PDF file].

<sup>38</sup> Cohen, R. & Wardrip, K. (2011). The Economic and Fiscal Benefits of Affordable Housing [PDF file]. *Planning Commissioners Journal*.

<sup>39</sup> Ibid.

<sup>40</sup> Mast, E. (2019, July 1). The Effect of New Market-Rate Housing Construction on the Low-Income Housing Market [PDF file]. *W.E. Upjohn Institute for Employment Research*.

<sup>41</sup> Rattray, R. (2021, February 26). Addressing Clients' Needs During the COVID-19 Pandemic. *Connecticut Fair Housing Center*.

<sup>42</sup> Stout, Risius, Ross LLC. (2020). Estimation of Households Experiencing Rental Shortfall and Potentially Facing Eviction.

- As of January 2021, 48 percent of Latinx people and 23 percent of Black people had little to no confidence that they would be able to pay their rent in February 2021, compared with 12 percent of white people.<sup>43</sup>
- While approximately 90 percent of landlords have legal representation, most tenants do not.<sup>44</sup>
- For every dollar invested in legal representation for low-income tenants facing eviction in Baltimore City, there is an estimated cost-savings of \$6.24 to the city and state.<sup>45</sup>
- Adults who moved 3 or more times as young children earned 52 percent less than adults who experienced more housing stability as children.<sup>46</sup>
- An income threshold of 50 percent AMI places hourly earnings just above minimum wage for a family of four with two parents working, which in Connecticut is not a living wage.<sup>47</sup>
- When people are stably housed, they are less likely to commit survival crimes, such as theft, robbery, and trespassing.<sup>48</sup>
- Individuals re-entering their communities after incarceration are 10 times more likely than the general population to become homeless, and more likely to subsequently become re-involved in the justice system.<sup>49</sup>
- The demand for mental health services in Connecticut has grown by 120 percent over the course of the pandemic.<sup>50</sup>

Thank you,

Erin Sheehan  
 Legislation & Data Analyst  
 Connecticut Voices for Children

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<sup>43</sup> United States Census Bureau. (2021, January 27). Week 22 Household Pulse Survey: January 6 - January 18.

<sup>44</sup> Wiltz, T. (2017, October 27). How Free Legal Help Can Prevent Evictions. *Pew Charitable Trusts*.

<sup>45</sup> Stout Risius Ross, LLC. (2020, May 8). The Economic Impact of an Eviction Right to Counsel in Baltimore City [PDF file].

<sup>46</sup> MacArthur Foundation. (2017, November 16). Housing: Why Educators, Health Professionals, and Those Focused on Economic Mobility Should Care About It.

<sup>47</sup> Connecticut Care 4 Kids. Income Guidelines for New Applications received on or after October 1, 2020; Willner, J., Casau, A., & Ruth, L. (2021, February). Impact of Connecticut's Minimum Wage Increase on Access to Benefits for Working Families [PDF file]. *Connecticut Voices for Children*.

<sup>48</sup> McLaughlin, L. (2011, October 19). The Poverty-Crime Connection. *Jackson Free Press*.

<sup>49</sup> Fontaine, J., Gilchrist-Scott, D., Roman, J., Taxi, S., & Gouvis Roman, C. (2012, August 15). Supportive Housing for Returning Prisoners: Outcomes and Impacts of the Returning Home-Ohio Pilot Project. *Urban Institute*.

<sup>50</sup> Corcoran, D. (2021, February 10). 'We Want to Help:' CT Doctors Seeing Increase in Youth Mental Health Issues. *NBC Connecticut*.