

HOUSING: *The Hub of Public Policy*

2009 Lyceum Forum Series
Final Report





The goal of HOUSING—*The Hub of Public Policy* is simple: to widen the understanding and appreciation of affordable housing creation as a vital ingredient in the solution of other major public policy problems.

The 2009 series of five forums – a collaboration of the state Department of Economic and Community Development (DECD) and The Partnership for Strong Communities – was successful by any measure. It drew hundreds of attendees, exposed new opinion leaders to housing policy and its uncommonly close connection to policy solutions in other areas, and unearthed new ideas. Mostly, the series underscored The Partnership’s belief that “many people care about housing but just haven’t known they care about housing.”

The series made educators, healthcare experts, environmentalists, transportation officials and other policymakers newly cognizant that, by creating affordable, safe, secure and appropriate homes for workers, families, the elderly, the disabled, young professionals and others – and creating them in smart-growth and other suitable locations – we can:

- Help students perform better in school.
- Conquer the instability and insecurity born of homelessness and mobility.
- Reduce traffic congestion and auto emissions.
- Forestall sprawl and unwise land-use.
- Erase such health hazards as lead poisoning and asthma suffered by children.
- Promote economic growth and job development.
- Reverse Connecticut’s nation-leading exodus of 25-34-year-olds.
- Increase state tax revenues and lower state expenses.
- Enhance community development and strong neighborhoods.
- Provide more appropriate and cost-effective options for the elderly and disabled.

Importantly, the series unfolded at the same time, and was consistent with, national efforts by Congress, the Obama Administration and many national interest groups to end the silo-like policy development that, over the years, has produced policies by potential partners that worked at cross purposes, wasting resources. In Washington, the secretaries of Transportation and Housing & Urban Development and the administrator of the Environmental Protection Agency have announced a Partnership for Sustainable Communities to coordinate housing, transit and energy use/environmental effort. Meanwhile, U.S. Sen. Christopher Dodd, D-CT, chairman of the Senate Banking Committee, has offered a Livable Communities bill designed to carry out the 3-agency partnership and offer grants to plan and develop projects that create housing with transit and environmental benefits in mind. At the same time, HUD and the Department of Health and Human Services are collaborating on a “Community Living Initiative” to provide housing for individuals with disabilities. “There is no bigger opportunity to prevent and end homelessness than through partnership with the Department of Health and Human Services,” said HUD Secretary Shaun Donovan.

In Connecticut, housing groups are being asked to take part in education, healthcare, transit and environmental initiatives, and are in turn reaching out to interest groups in those areas to plan and shape such initiatives as the Springfield-to-New Haven rail line, green housing, the restoration and redevelopment of old mills and brownfields in floodplains.

At the bottom line, the 2009 series is in keeping with a new coordinated view of policymaking and has helped to lay the foundation for such efforts in Connecticut. Because of its success, the Partnership is joining hands with DECD and the Connecticut Housing Finance Authority to produce a second Lyceum Forum Series in 2010, “Housing: The Hub of Public Policy II — From Policy Discussions to Practical Solutions.” The 2010 series will move beyond a discussion of the interdisciplinary connections to workshops that flesh out policy alternatives that can simultaneously solve housing problems and provide solutions for education, transportation, healthcare and other dilemmas.

This report summarizes materials used in the 2009 forum series: Studies, statistics and other data that can serve as resources for students, researchers and, most importantly, policymakers. The materials and their citations can be found on the Partnership for Strong Communities’ website www.ctpartnershiphousing.com/2009LyceumForums or by contacting **David Fink, policy director** (david@ctpartnershiphousing.com). In the end, the value of breaking down silos is to encourage policymakers to see that thoughtful public policy can help solve two or three problems at once. Coordination and an end to turf battles can also save money and time, both of which are increasingly valuable as we seek to grow and take on the challenges we face in our personal lives and communities.

“Keeping the price of housing affordable is vital.”

The Partnership for Strong Communities engages civic and political support for solutions to homelessness, the creation of affordable housing and the development of vibrant communities. We promote knowledge, forge networks, apply innovation and inspire action to affect positive change in Connecticut and beyond.

Housing and the Workforce

January 22, 2009

“Why talk about creating housing for workers when the housing market has turned down and the economy is in recession and businesses are thinking of laying off employees? Isn't that counterintuitive?” asked **Mary Ann Hanley, Governor Rell's policy advisor on workforce development.**

Confronted with those questions, Hanley kicked off the inaugural 2009 Lyceum Forum Series, “Housing: The Hub of Public Policy,” by telling a capacity crowd of more than 150 business executives, policymakers, economists and other experts at The Lyceum that a focus on housing's relationship to economic growth was quite on point.

“We want to look at what the workforce will look like in 12 to 24 months,” Hanley said. “We need to attract and retain skilled, educated workers. We need to figure out how to get them and keep them here. Can we plan ahead? Can we be proactive? Can we coordinate that policy?”

The answer, by morning's end, was that the state can not only coordinate that policy, but must. “There are many things we can do to control our destiny,” said **Joan McDonald, commissioner of the Department of Economic and Community Development,** a co-sponsor and principal architect of the Lyceum Forum Series. “The answer is simple. Community, economic and housing development are all inextricably bound... Housing is a need whether the economy is in turmoil or the economy is strong. Business owners on almost every survey say that housing is a need to keep the economy moving forward. If an employer doesn't have a talented and trained workforce that has housing, they have no choice but to go someplace else to find that workforce.”

McDonald's call to arms was answered by a wide array of experts. A summary of the key points they made:

Prof. Andrew Sum, director of the Center for Labor Studies, Northeastern University: “The only group you'll get growth from are the 25-34-year-olds. Can we get and keep them?

Can we provide housing for them?” Sum said the only way to achieve a solid labor force was to do “a much better job of keeping and attracting young labor...When they say why they leave, they leave because of jobs. They don't say ‘housing costs' right away, but housing costs are vital later. Keeping the price of housing affordable is vital.”

Bruce Blakey, economic consultant and former chief forecaster, Northeast Utilities: The latest Connecticut Business and Industry Association survey showed that 45% of employers said high housing costs were an obstacle to attracting workers. Meanwhile, a Northeast Utilities study in 2005 showed 47% of residential electric customers indicated housing costs could or did cause a young family member to leave the state. “You don't want to overbuild, you don't want to go nuts. But you have to build enough...When you build houses, there is an economic gain. When those houses are built, the workers contribute to the economy. You build 500 starter homes, you get \$60 million in Gross State Product including the multiplier. The impact of people living in those homes: you get 630 jobs created... The regulatory impediments should be removed because builders, left to meet market demand, will create the more modest homes young professionals, families, workers and the elderly will demand... Let the market work.”

Ed Johnson, vice president, St. Francis Hospital: Hospitals, like universities, utility companies and banks, are “captive industries” that cannot move to find a skilled, affordable labor pool. They need the conditions, like affordable housing, to attract skilled labor. “We need nurses, radiologists, technical people, and also a traditional workforce. Two professionals can marry and have great income potential but they leave their training period with horrendous and obscene debt that is larger than mortgages that they might otherwise be able to pay for. As an anchor institution, we're not going anywhere...Plus, housing is more important than a job. If you don't have a home, how can you get ready for working every day? If you don't have a home, how can you raise your kids?”

Mary Glassman, first selectman, Town of Simsbury: As a municipal employer, towns such as Simsbury also need to attract workers, and they need residents in walkable downtowns to patronize local merchants. Beyond that, their commercial tax base is dependent on small and large employers attracting a labor pool: “One of our largest employers has come to us to say that they can't attract people because there is not housing for those young people to live in.”

Robert Kantor, New England director, Fannie Mae:

The data is “incontrovertible:” housing is a stimulus. But with a median sales price of about \$260,000, more than four times the 80%-of-median-income for a household of 4, housing is “totally unaffordable.” In the last 10 years, 45% to 50% of the housing built has been 55-and-older housing. “We've probably built too much of that kind of housing. We need to be smarter and build more appropriate housing, mixed-use, transit-oriented, to take advantage of the infrastructure. To tackle the affordability issue, you can tackle transit and energy costs to reduce them and then leverage them and get closer to that \$260,000 cost.”

Stanley McMillan, chief economist, Department of Economic and Community Development:

“There is no doubt that building houses and putting people in them produces economic activity...But there is a myth that, if we build housing, we're going to spend more than we create in taxes. We need to think about some of those myths.” But to answer the longstanding question – Do jobs follow the people or do people follow the jobs? – McMillan said that, to simultaneously attract the jobs and create housing for the workers, “We can market the state more effectively. We are our own worst enemies. We have so much here. We have the most productive workforce. We have assets that are tremendous. Let people know what's here.”

Orlando Rodriguez, managing director and demographer, CT State Data Center, UConn:

Municipal concerns about education costs are unfounded. “To slash them makes no sense. We're going to have fewer kids, costs will come down and we're going to spend less on education. But we need to spend more on social services because we're going to have more elderly people.”

Troubling Trend

- ▶ **Alarming Exodus:** From 1990-2006, Connecticut lost more 25-34-year-old workforce than any state in the nation.
- ▶ **Demographic Danger:** Because young workers have left and Connecticut's population is aging, the current 4.5 workers per 65+ resident will fall to 2.6 by 2030.

Housing: A Big Part of a Worker's Budget

- ▶ **Burdened:** 26% of Connecticut households earn less than 80% of median income and spend more than 30% of their pay on housing.
- ▶ **Severely Burdened:** 24% of renters earn less than 50% of median income and spend more than half of their pay on housing.
- ▶ **Out of Reach:** The average pay of 329 of 695 Connecticut occupations is less than the state's \$21.60/hour “housing wage:” the pay needed to afford a 2BR apartment.

Source: Univ. of New Hampshire, Univ. of Connecticut, National Low Income Housing Coalition.

“...Housing is a need whether the economy is in turmoil or the economy is strong.”



JOAN McDONALD
Commissioner of the Department of
Economic and Community Development



ORLANDO RODRIGUEZ
Demographer, Connecticut State Data Center



ALBERT MARTIN
Deputy Commissioner, DOT

Housing to Solve Transportation and Environmental Problems

March 6, 2009

Because Connecticut's high housing costs have resulted from short supply, and because municipalities now recognize they need more housing options, the coming years are likely to see significantly increased production of both affordable and modest market-rate units. The prospect is sparking thoughtful conversation on how new housing can be situated near transportation and be built in energy-efficient designs in walkable communities. Conversely, policymakers and practitioners know a lack of planning could lead to sprawl and an unsustainable transportation system. But with thoughtful zoning and design, housing can be a critical driver in improving these transportation and environmental problems, while keeping housing affordable.

With panels moderated by **state Sen. Andrew Roraback and Hartford Courant Place Section Editor Tom Condon**, experts explained the importance of housing in meeting transportation and environmental goals:

Sen. Eric Coleman, co-chairman, Planning & Development Committee:

Urban areas are critical to transit viability and protection of open space in rural and suburban areas. If housing is discouraged in those green spaces, it has to go somewhere. Already-developed areas like cities make perfect sense, but infrastructure investment, poverty and related social problems, remediation of lead or other contaminants in older housing, and preservation of historic structures are all hurdles requiring coordinated action. Especially promising are urban areas in walking distance of public transit since transit can be a powerful neighborhood revitalization tool.

Curtis Johnson, senior attorney, Connecticut Fund for the Environment:

Dense housing has sometimes drawn opposition from communities and environmentalists, but density is actually critical not only to affordability but also to environmental preservation. Compact development consumes less land. When built in such sensible locations as village centers or near transit, it can promote walkability, shorter commutes, greater transit use, and protection of open space, all slowing climate change. Even areas of Connecticut not served by rail could add significant housing – while still transit-oriented and environmentally-friendly – by clustering development in village centers and linking them with enhanced bus service.

Norman Garrick, director, UConn Center for Transportation and Urban Planning:

Development density in the right places, incorporating a variety of uses, brings vitality and economic strength. This can reduce vehicle miles traveled and greenhouse gas emissions, as well as create interesting places that will attract residents, businesses, jobs and investment.

Timothy Bannon, president and executive director, CT Housing Finance Authority:

Governments, advocates and practitioners must break down silos to coordinate housing and related land-use. Decent, affordable housing must be seen as a fundamental right but government should harness the ability of housing to achieve multiple policy objectives on environment, transit, economic development, health and education.

Dara Kovel, regional director, Jonathan Rose Companies:

21% of greenhouse gas emissions from fossil fuels come from residential buildings, making them a priority in efforts against climate change. But emissions can be reduced dramatically by employing green building practices and building in urban locations where auto-dependence is less prevalent.

State Rep. Brendan Sharkey co-chairman, Planning and Development Committee:

Addressing interconnected issues like housing development, transit and environmental protection requires coordinated state land-use policy, which has been sometimes lacking. The Smart Growth Working Group brought together a diversity of perspectives. It developed smart-growth recommendations including more vigorous land-use planning, training for local land-use officials, regulatory streamlining to make beneficial development easier, guiding state funding with smart growth criteria and using regional cooperation to share property tax revenue so land-use officials judge development proposals on their merits, rather than on tax implications.

A second panel discussed policies to be implemented.

Composed of **CT Speaker of the House Christopher Donovan; Joan McDonald, commissioner of the Dept. of Economic and Community Development; James Redeker, bureau chief of public transportation, CT Dept. of Transportation; Amey Marrella, deputy commissioner, CT Dept. of Environmental Protection; and David LeVasseur, undersecretary, CT Office of Policy and Management**, the panel noted that:

- Encouraging denser development in sound locations can relieve development pressure upon open space and farmland, greatly enhancing the preservation programs on those fronts.
- The state is committed to enhanced rail service along the New Haven-to-Springfield line and elsewhere, along with compact, mixed-use, mixed-income development within walking distance of stations.
- Using a coordinated approach to housing development, Connecticut could simultaneously lower household spending on housing, energy and transportation, freeing up more of the family budget for other needs and stimulating the economy.

Housing Can Cut Transit Costs

The farther a family lives from transit, the more it pays for transportation. Housing near transit can particularly help lower-income families.

▶ **Average Family:** 32% on housing, 19% on transportation, 13% on food, 11% on insurance, 6% on healthcare, 5% on entertainment, 4% on apparel, 9% on other

▶ **Family in Transit-Rich Area:** 32% on housing, 9% on transportation, 59% on other

▶ **Auto-Dependent Family:** 32% on housing, 25% on transportation, 43% on other

Energy Use: Less In City

Families living in urban locations use significantly less energy annually for housing and transportation than those living in suburbs

▶ **Suburban Family Average:**
125 million BTUs for transportation
115 million BTUs housing

▶ **Suburban Green Home:**
83 million BTUs transportation
81 million BTUs for housing

▶ **Urban Family Average:**
28 million BTUs for transportation
115 million BTUs for housing

▶ **Urban Green Home:**
20 million BTUs for transportation
69 million BTUs for housing

▶ **Urban Multifamily Green Home:**
20 million BTUs for transportation
42 million BTUs for housing

"...density is actually critical not only to affordability but also to environmental preservation."



ANNA
GILBERT-MUHAMMAD,
Family Self-Sufficiency
Coordinator, West Hartford
Housing Authority



TIMOTHY BANNON
President -
Executive Director,
Connecticut Housing
Finance Authority



JULIO CONCEPCION
Vice President,
MetroHartford Alliance

Housing and Municipal Budgets

March 10, 2009

More than 100 people attended "Housing and Municipal Budgets: The Vital Connections," which debunked myths and reaffirmed the importance of affordable housing to the health of towns in Connecticut. The morning forum offered two panels, the first examining the state's changing demographics and the impact these changes will have on municipal budgets. The second focused on work that towns are doing to plan for and address their diverse housing needs. **Bill Cibes, chairman of the HOMEConnecticut campaign and chancellor emeritus of the Connecticut State University System**, asserted that "while the rest of the nation was building, we haven't." Connecticut, 47th in the nation in units built per capita since 2000, has avoided home construction because of its municipalities' belief that the property tax revenues from new homes for families would not pay for new costs to educate children in those homes. That reluctance, he said, is not supported by studies that show that homes for workers – 1- and 2-BR multifamily units and 3-BR starter homes – produce very few school children. Plus, Connecticut school enrollments are declining, leaving room in classrooms. As a result of the slow building pace, towns have denied themselves property tax revenue. Meanwhile, they have increased labor costs by having to pay premiums to recruit workers who must live farther away. Businesses, Cibes said, also forego locating in towns where there isn't sufficient labor pool. Other key points:

Orlando Rodriguez, manager, Connecticut State Data Center, University of Connecticut: The huge 1994-2003 school enrollment growth rate was abnormal; growth is slowing, school enrollments are falling, and municipalities should be more concerned with attracting families with children because they will provide more property taxes without taxing school services. Municipalities that have more elderly housing will see costs rise and revenue-raising become more difficult because they will have a higher percentage of elderly residents who demand meals on wheels, dial-a-ride, senior centers and other services and, because they don't work and are on fixed incomes, are less likely to support town budgets.

Kurt Schlicting, professor, Fairfield University, and author of Greenwich United Way study on relationship between housing costs and municipal costs: Greenwich, like many towns, must pay workers more because they must commute long distances to work. More than 8 in 10 teachers can't live in Greenwich. Greenwich pays \$12,000 to \$14,000 to attract them from other towns, yet they still can't come to evening events and other activities. Young teachers leave because, after having families, the commute is unsustainable.

Christopher Clouet, superintendent, New London Public Schools: Urban districts such as New London, which can least afford higher costs, are seeing enrollments rise because there is no affordable housing in suburbs. Those children increase municipal school costs because they need additional services. But housing costs are still so high that parents must move, so children fall behind when they transfer schools and have feelings of anxiety because of a lack of security and stability.

Jamie DiPace, Avon fire chief: It is very difficult for towns to find volunteer firefighters and the alternative – career, professional departments – are much more expensive for towns. Towns such as Avon are using rent subsidies and tax abatements to attract and retain young volunteer firefighters. Having to work more to afford rent takes time away from firefighter training.

Stanley McMillan, chief economist, Department of Economic and Community Development: "Housing is basic infrastructure, as much as roads, bridges, harbors and airports...The importance of housing for all incomes cannot be underestimated," McMillan said. When Pfizer sought to move 1,000 jobs to Southeastern Connecticut from Michigan, only 600 came – and only after they were offered substantial subsidy – because of higher housing costs here.

House Majority Leader Denise Merrill: Towns need to build housing by developing a local property tax base because the state will be unlikely to help towns as much as in the past. Economists are warning of a coming labor shortage. Unless there is housing created that's affordable to young workers, we will be unable to attract a sufficient labor pool for towns.

Simsbury First Selectman Mary Glassman: Rather than spending municipal funds fighting affordable housing in the past, Simsbury should have planned for and created it because, now, about 20 business owners want more housing in the town center to put "feet on the street" – workers and shoppers.

Bloomfield Town Manager Louie Chapman: Homes in Bloomfield have become increasingly unaffordable, with less diversity as a result: "There are fewer children, fewer families. We think a mix of population will keep our community healthy."

Linda Bush, planner, Town of Wallingford: An attractive mixed-income community built in Wallingford in June 2005, Olde Oak Village has brought very few children to the schools, provides many housing options for workers and has opened the town's mind to a new mixed-income, walkable development in the town center, for an area that has long needed redevelopment.

David LeVasseur, undersecretary, Office of Policy and Management, former first selectman, Killingworth: People don't realize how many town services are provided by volunteers. If volunteers are unavailable due to expensive housing, it greatly increases town budgets because towns must pay for those services. Also, losing volunteers hurts our sense of community, a cost that can't be measured but is very important.

"As a result of the slow building pace, towns have denied themselves property tax revenue. Meanwhile, they have increased labor costs by having to pay premiums to recruit workers."

Housing Costs Trouble Towns

Towns without housing for teachers, firefighters and others see recruitment and service costs rise:

41%: 50+-year-old Connecticut teachers who will need to be replaced in next decade

17%: Projected decline in Connecticut school enrollment by 2020

100+: Connecticut municipalities with volunteer fire departments

\$3 million: Annual additional costs when a town switches to a career fire department

Low Supply = High Cost

Connecticut municipalities have kept the supply of affordable homes low:

2000: 65.2% of homes valued under \$200K
2008: 19.8% valued under \$200K

Since 2000, Connecticut is 47th among states in units built per capita.

MARY GLASSMAN
First Selectman,
Town of Simsbury



LOUIE CHAPMAN
Town Manager, Town of Bloomfield



Housing Plus Services

April 22, 2009

Keeping elderly and disabled residents out of institutions and in their homes makes moral sense and practical sense, "but we must make our voices heard" to increase the availability of Housing Plus Services, CHFA Executive Director

Timothy Bannon summarized in concluding the full-house event at The Lyceum April 22. The fourth of five forums in the 2009 series, "Housing Plus Services" focused on two immutable facts: providing resident service coordinators to direct residents to the programs they need is universally successful where available across the state, but the waiting lists for housing with services are long, and getting longer. Key findings from the forum:

Dawn Lambert, Money-Follows-The-Person

Director, CT Department of Social Services. There is an overwhelming need for affordable and appropriate homes across the state. The state's "Money Follows The Person" program, a Medicaid demonstration project, is capable of moving 5,000 of the 18,000 Medicaid recipients out of Connecticut nursing homes, but there is a shortage of "qualified residences."

Long-term Care: High Demand, Higher Projections

The Housing-Plus-Services model is universally successful at keeping the elderly, individuals with disabilities and families with low incomes housed independently.

Waiting Lists: Services and Supportive Housing

- ▶ **33,000:** Estimated number of people who experience homelessness in Connecticut annually
- ▶ **9,710:** Individuals on CHFA waiting list for multifamily housing
- ▶ **4,000:** Individuals/families on waiting list for housing plus services kept by Konover and New Samaritan developers

SELIA MOSQUERA
Executive Director,
NeighborWorks New Horizons



This mirrors the shortage of housing faced by staff who serve them in the community – the nurses, nurse's aides and other professionals. The Simon Konover Company reports that they have 1,500 households on a waiting list twice as long as the number of units they have built and manage for the elderly, disabled and low-income residents.

Kim Pietrorazio, director of residential services coordination for the Simon Konover Company:

Keeping a resident in his or her private home is only half the cost of an institutionalized setting, and a third the cost of a skilled nursing facility.

Bill Fairbairn, executive director of New Samaritan Corporation:

At New Samaritan, a non-profit housing firm specializing in serving the elderly, they have a waiting list of 2,500. Across the state, thousands more are on waiting lists.

Suzanne Piacentini, director of HUD's Multifamily Program Center:

HUD has long recognized the value and devoted resources to Housing Plus Services, and CHFA under Timothy Bannon is now working with the Department of Social Services, the Department of Economic and Community Development and the Department of Mental Health and Addiction Services to expand state resources. DECD has contracted with the UConn Health Center to train new resident services coordinators.

Anna Gilbert-Muhammed, family self-sufficiency coordinator for the West Hartford Housing Authority:

In many ways, resident services coordinators can help residents connect to counseling, medical services, job training, financial literacy training, youth programs, nutrition training and assistance, physical therapy, credit rating improvement and entitlements to increase their personal income. A major benefit: improved health and educational opportunities for children. Housing finance programs and agencies must help developers and recipients build service provision and resident services coordinators into their budgets so there is continued funding to help residents stay housed, live successfully and, ultimately, live more independently, requiring less public assistance.

Housing, Education and Healthcare: The Unseen Links

May 21, 2009

Unveiling a wealth of evidence that substandard, unaffordable housing endangers children's physical and mental health, wastes taxpayer dollars and hurts academic performance, experts asserted that affordable, secure homes are the vital cornerstone in assuring health, safety and academic success. "We need a planned community-development strategy with housing at its core," said **Deputy Education Commissioner George Coleman**. Coleman, along with **Janice Gruendel, Gov. Rell's senior adviser on early childhood policy**, said housing policy, including the provision of more affordable units across the state, must be coordinated with other childcare programs to ensure success. "We have not included residence as a factor in our previous deliberations," Gruendel said of Rell's childcare planning group, "but we will in the future." Among points made at the concluding 2009 session:

Ronald Kraatz, LAMPP project director, Connecticut Children's Medical Center:

Lead paint in substandard housing is the most dangerous environmental toxin facing children. It affects neurological development, from Mastery Test scores to attention deficit disorder. Kraatz said energy loss from substandard units hurts health, just as broken pipes and excessive moisture heightens asthma and vermin threats.

Bonnie Roswig, staff attorney, Center for Children's Advocacy:

Families too often must go to court or wage legal fights to improve housing quality, get landlords to live up to their responsibilities or keep the utilities on. "Housing quality and educational success are linked."

Dr. Robert Plant, director of community programs and services, Department of Children and Families:

The lack of affordable appropriate housing forces children into foster care, prevents family unification and leads to depression and behavioral problems. Conversely, the ability to provide subsidies and security deposits helps families stay in housing.

Dr. Eric Cohen, child and adolescent psychiatrist, Institute of Living:

While better housing provides better outcomes, unaffordable and unsecure housing leads to anxiety disorders, phobias, even Post-Traumatic Stress Disorder and depression. Without a stable home, the world is seen by children as a scary, uncaring place.

Meanwhile, two experienced housing developers, **Peter Nucci, president and CEO** of The Connection in Middlesex County, and **Seila Mosquera**, executive director of NeighborWorks New Horizons in New Haven, both said that, given the opportunity by the state and its municipalities, they and other developers have the capacity and know-how to increase the supply of housing needed by so many vulnerable families.

The 2009 Lyceum Forum Series offered a clear view of the links between housing affordability and vexing, often heartbreaking, policy problems. Our neighbors and elected officials care about ending homelessness, improving health and education for children, fixing our transportation system, protecting our environment and building our workforce. Effective housing policy is a linchpin. It is our hope that the 2010 series will move to the next step, outlining potential alternatives for policymakers to share and shape so Connecticut can responsibly, efficiently and affordably find solutions.



Diane Randall

Executive Director
Partnership for Strong Communities
September 2009

Mobility = Performance Problems

▶ **95.2%:** Stability rate of affluent school districts in Connecticut.

▶ **77.2%:** Stability rate of poorest school districts.

▶ **58%:** Likelihood that mobility cases are caused by housing cost, eviction, other residential problems, which make it more likely that students will underperform and exhibit problem behavior.

▶ **75%:** Homeless children below grade level in reading.

▶ **54%:** Homeless children below grade level in math.

Hazards of Older Housing

▶ **Lead:** 462,000 Connecticut homes – a third – were built before 1950 and have a 74% chance of containing lead paint.

▶ **Mold:** 1.1 million Connecticut homes were built before 1979, making them prone to asthma-causing broken pipes, mold, dust mites and rodents.

▶ **Asbestos:** 61% of Connecticut homes were built before 1970, when asbestos was in paint, shingles, tiles, insulation.

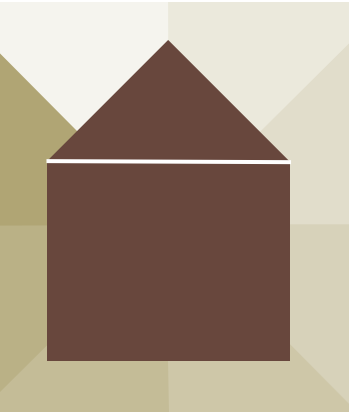
"We need a planned, community-development strategy with housing at its core..."

EDUCATION
SOCIAL SERVICES
ENVIRONMENT
HEALTHCARE
ECONOMY
WORKFORCE
TRANSPORTATION
MUNICIPAL BUDGETS

HOUSING:
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