



Connecticut General Assembly
SENATE DEMOCRATS

Legislative Office Building, Room 3300
Hartford, Connecticut 06106-1591

February 13, 2025

Good morning, Senator Marx, Representative Felipe, and members of the Housing Committee. We submit this testimony in strong support for SB 12: AN ACT CONCERNING CONNECTICUT'S HOUSING NEEDS. This bill aims to improve the housing conditions of all Connecticut residents by addressing the housing crisis facing our state.

Connecticut had the fewest available housing units per household of any U.S. state in 2023. We are roughly 135,000 units short of meeting affordable housing need and half of our state's renters spend over 30% of their monthly income on housing costs. Through taking meaningful steps to address and correct this unjust reality, we can move closer to granting every person in Connecticut the dignity they deserve – the dignity of having somewhere to call “home.”

The economic benefits of ending homelessness greatly outweigh the costs. The National Coalition to End Homelessness estimates that we would save a net \$4,800 a year for every homeless person we permanently shelter. Housing the roughly 5,000 homeless people in our state would save us about \$31 million annually. The strain that homelessness creates on our economy costs us roughly \$235 million per year. Ending homelessness is not only a just pursuit; it is fiscally prudent.

Accomplishing this mission requires action on all fronts. We must make housing construction more affordable and desirable to developers, remove barriers that make many rental options inaccessible to low-income tenants, protect tenants' housing stability, explore more creative possibilities of what affordable housing can look like and where we can build it, and create an environment that makes smaller landlords more competitive in the market and limits the ability of large corporations to dominate housing markets and price-gouge renters. Finally, we must also see meaningful action from every corner and community in the state. It is time for us to unite and make Housing for All a reality.

It is morally and economically unconscionable that we continue to allow this crisis to fester. We need to take comprehensive steps to ensure that everyone in our state has a place to live. Our streets will be safer, our local economies will flourish, and our support networks will be able to more effectively meet the needs of our communities. With a price tag of over \$250 million per year, we cannot afford to not fully address Connecticut's housing crisis. Thank you.



Martin M. Looney
Senate President Pro Tempore
State Senator 11th District



Bob Duff
Senate Majority Leader
State Senator 25th District



Sujata Gadkar-Wilcox
State Senator 22nd District



Pat Billie Miller
State Senator 27th District



Ceci Maher
State Senator 26th District



Martha Marx
State Senator 20th District



Jan Hochadel
State Senator 13th District



Saud Anwar
State Senator 3rd District

Julie Kushner

Julie Kushner
State Senator 24th District