

Housing influences outcomes across many sectors and the research shows it.

Students do better. Patients are healthier. People can more readily escape poverty and homelessness. The economy is healthier. And our region is more just and equal, when all residents have access to safe, stable, affordable homes. A strategic partnership between Fairfield County's Community Foundation, Partnership for Strong Communities, Regional Plan Association and Supportive Housing Works, FCCHO utilizes a collaborative, data-driven framework, aligning regional resources to deliver impactful systems change and equitable housing solutions.

Economic Development Advocates are Housing Advocates

Without a sufficient supply of affordable housing, employers – and regional economies – can be at a competitive disadvantage because of the resulting difficulty attracting and retaining workers.

Housing investments produce economic stimulus and job creation. Production of affordable housing increases employment (direct jobs in construction and supply and indirect jobs fueled by discretionary spending); increases revenue for local government (permits, fees, property taxes, sales tax); and increases consumer spending in the area once the homes are occupied (retail, grocery, etc.). According to the National Association of Home Builders, building 100 affordable rental homes generates \$11.7 million in local income, \$2.2 million in taxes and other revenue for local governments, and 161 local jobs in the first year alone.

"A recent study found that the shortage of affordable housing in major metropolitan areas costs the American economy about \$2 trillion a year in lower wages and productivity. The lack of affordable housing acts as a barrier to entry, preventing lower income households from moving to communities with more economic opportunities. Without the burden of higher housing costs, these families would be better able to move to areas with growing local economies where their wages and employment prospects may improve."

Quoted from NLIHC, *A Place to Call Home*.

What the Research Shows

- ▶ According to the Center for Community Change, every dollar invested in city housing trust funds leverages an average of \$6.50 in public and private investment.
- ▶ An **analysis** by CivicEconomics and Housing-Works Austin looked at the economic effect of the City of Austin's 2006 affordable housing bonds. They found that the initial \$55 million in bonds brought \$865 million to the local economy.
- ▶ **Researchers** estimate that the growth in GDP between 1964 and 2009 would have been 13.5% higher if families had better access to affordable housing. This would have led to a \$1.7 trillion increase in total income, or \$8,775 in additional wages per worker.
- ▶ Cities and states benefit financially from the development or substantial rehabilitation of affordable housing. Some of the most **significant sources of revenue during the construction or rehabilitation** phase are sales taxes on building materials, corporate taxes on builders' profits, income taxes on construction workers, and fees for zoning, inspections, and other municipal services.
- ▶ The availability of **affordable housing near jobs** has been recognized by employers as a primary criterion in decisions to locate, expand or retain a business presence.
- ▶ As workers are forced to spend more on housing, they **spend less on goods and services** in the local economy. As a result, the economy is less able to support diverse retail, restaurant, recreation and other amenity options, even essential services.