

- Everyone should have access to decent affordable housing.
- Just as our community is healthiest when its job base is diverse, a diverse housing stock contributes to a strong and resilient community.
- Those who work in southeastern Connecticut should not have to live elsewhere.
- The challenge of affordable housing is also an opportunity to rehabilitate or redevelop projects or properties, and revisit concepts, policies, and methods to create more housing options for our workforce and providing an awareness to housing costs. We must capture this opportunity to improve our communities.
- Production of affordable and workforce housing is best accomplished with incentives and assistance rather than penalties and regulations.

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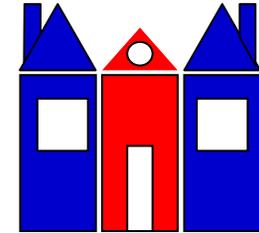
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SOUTHEASTERN CONNECTICUT HOUSING ALLIANCE

5 Connecticut Avenue
Norwich, CT 06360

Mission:

To facilitate affordable and workforce housing opportunities in southeastern Connecticut through the leveraging of resources and to promote, support and facilitate efforts to create a diversified affordable housing stock in the region.

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*FY 2011; Directors elected in April

Strategies

Collaboration

Equipped with adequate skills and resources, stakeholder's coordination of efforts will affect change. Through collaboration among its diverse membership and community connections, SECHA will assist in building capacity to increase affordable housing.

Advocacy

SECHA recognizes the need to facilitate providing information to policymakers, activists, and members of our communities in order to improve housing programs and policies.

Management

Our internal capacity provides value and advances SECHA's goals. We effectively monitor the organization's governance, activities, and its financial stability.

Housing Affordability Issues affect us ALL... young adults, single adults, families, seniors, and businesses...

Housing costs have increased 3½ times faster than wages since 2000.

A person must earn \$23.37 an hour to afford the rent of a modest 2 bedroom apt in CT.¹ This "housing wage" is estimated with a household paying 30% of their income for housing costs. A Connecticut household must earn \$48,619 a year to afford a typical 2 bedroom rental.²

Young professionals are leaving Connecticut at very high & unacceptable rates... higher than many other states in the country.

Workers are adversely affected with rising costs for housing and transportation... many pay more than 45% of their income for housing and transportation costs.

The labor pool is shrinking and can become unstable. As a result, businesses suffer. This creates economic instability.



TYPICAL OCCUPATIONS EARNING LESS THAN THE HOUSING WAGE

Typical occupations of workers in Connecticut that earn less than the state's average housing wage include:

Healthcare workers,
Municipal employees,
Hospitality employees, Book keepers, Dental hygienists,
Metal fabricators,
Welders, Woodworkers,
Plant operators,
News reporters, Machinists,
Auto mechanics, Painters,
Travel agents, Hairdressers

¹ National Low Income Housing Coalition.

² NLIHC "Out of Reach" annual report 2011.