



The Intersection of Housing Discrimination and Homelessness

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Agenda

- Connecticut Fair Housing Center
- Connecting Our Work
- Discriminatory Policy, Segregated Neighborhoods, & Systemic Discrimination
- What can we do?

About Us

The mission of the Connecticut Fair Housing Center is to ensure that all people have equal access to housing opportunities in Connecticut.

Because housing discrimination disproportionately affects people with low incomes, the Center focuses on the intersection of poverty and housing discrimination. The Center also assists Connecticut homeowners who have been hardest by the nation's ongoing foreclosure crisis.



Federal & State Fair Housing Act



In order to make sure everyone has equal access to housing, Congress passed the Fair Housing Act of 1968 to prohibit discrimination concerning the rental, sale or financing of housing because of your membership in a protected class.

Connecticut has protected vulnerable members of our communities by enacting additional state fair housing laws.

Federal & State Fair Housing Protection



Federal

- Race
- Color
- National Origin
- Sex
- Disability
- Religion
- Familial Status

State

- Ancestry
- Marital Status
- Age
- Sexual Orientation
- Lawful Source of Income
- Gender Identity & Expression
- Veteran Status



What is housing discrimination

Differential Treatment



Treating people differently because of membership in a protected class is illegal

- Applies to all state and federal protected classes

Differential Treatment: Disability



- Requiring an occupant to get insurance because she uses a wheelchair
- Requiring people with disabilities to get a cosigner/guarantor but not requiring this of anyone else
- Asking for a letter from a doctor showing the person with a disability can live independently
- Advertising “independent living”

Identifying Housing Discrimination



- Misrepresenting the availability of housing
- Discriminatory advertising
- Refusal to rent or sell
- Use of threats or coercion
- Discrimination in terms and conditions
- Discrimination with a smile

Disparate Impact



- Neutral rule that has a disparate impact (greater effect) on members of a protected class
- Examples:
 - residency preferences if a municipality is majority White a residency preference for people from that town has a disparate impact on people of color
 - Familial Status two people per bedroom has a disparate impact on families with children



**Why is enforcement
extremely critical?**

Housing Discrimination



- Housing discrimination is still a problem, fair housing groups across the country receive more than 25,000 calls every year alleging housing discrimination
- CFHC receives over 1,500 calls a year



Effects of Housing Discrimination

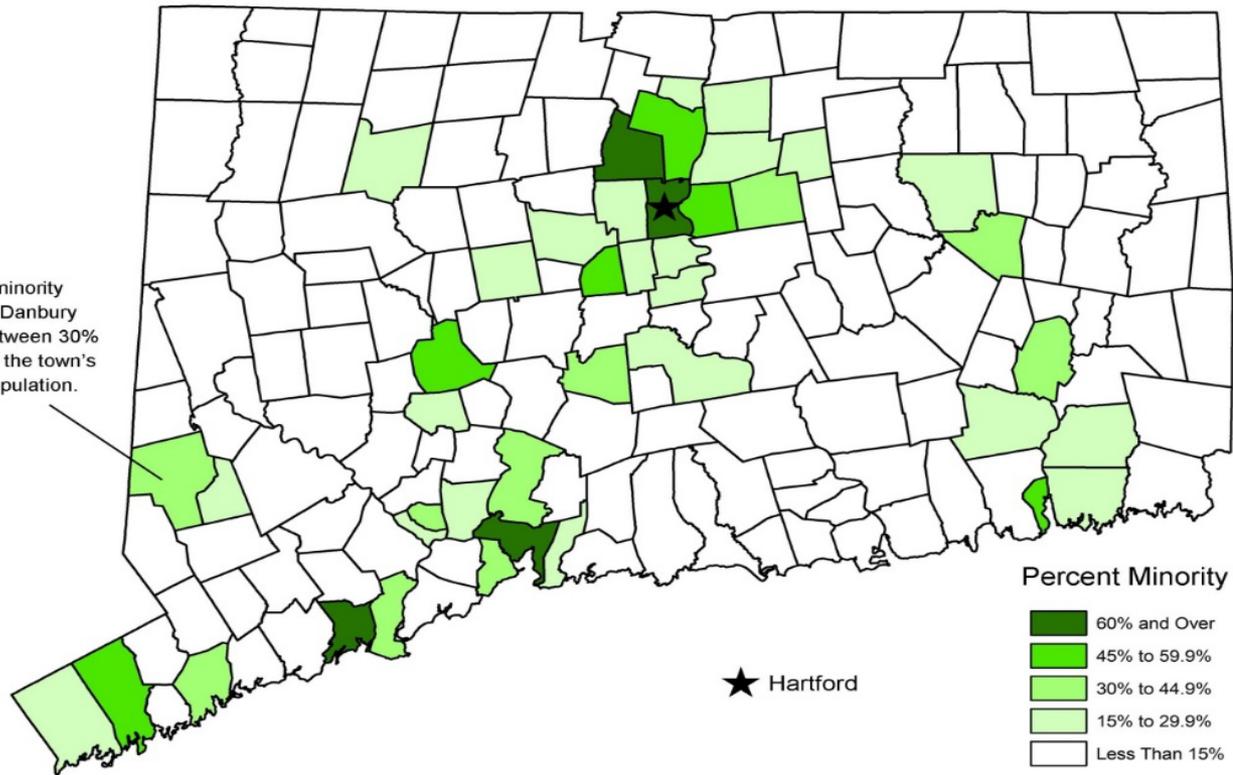
The United States and Connecticut remain highly segregated
67% of State's population of color lives in 8% of Connecticut's towns

People with disabilities and people who have housing vouchers experience discrimination at higher rates than every other protected class

Segregation Map of Connecticut



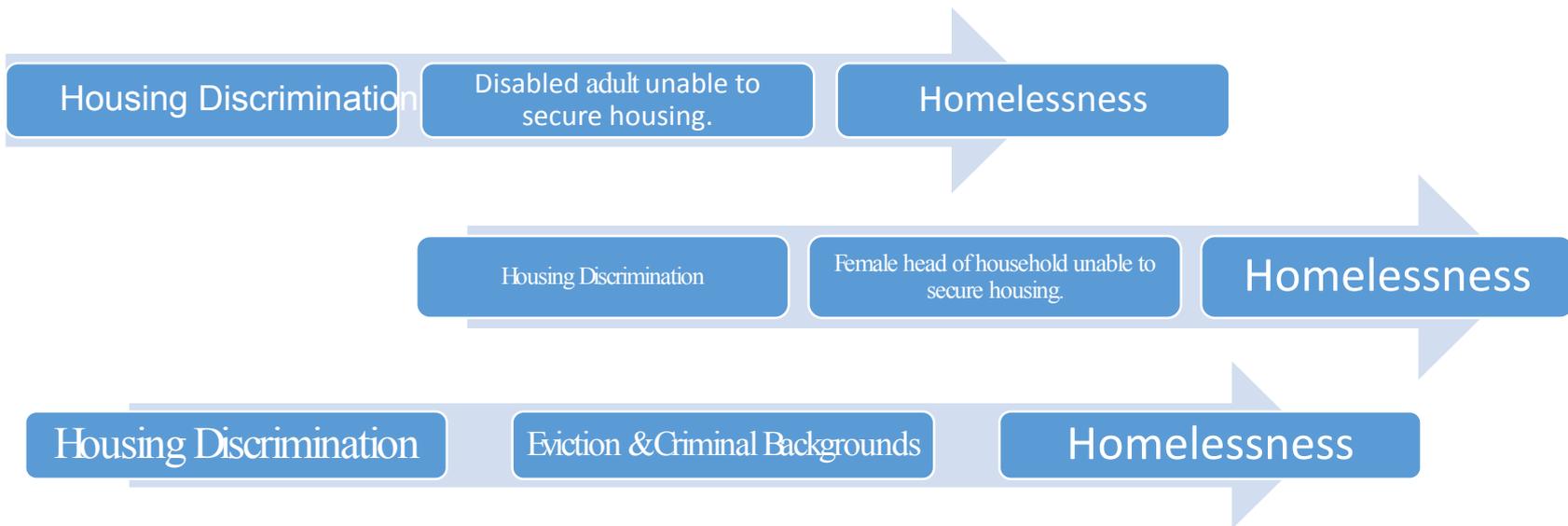
In 2010, the minority population in Danbury numbered between 30% and 44.9% of the town's household population.





Housing Discrimination & Intersection of Homelessness

The most frequent housing discrimination reported is against individuals with physical or mental disabilities, and a with children.



Families Facing Displacement





How did we get here?

Housing Development Surges



Worker housing built before and during the industrial revolution often excluded nonwhite workers.

Colt Factory housing built in 1910.



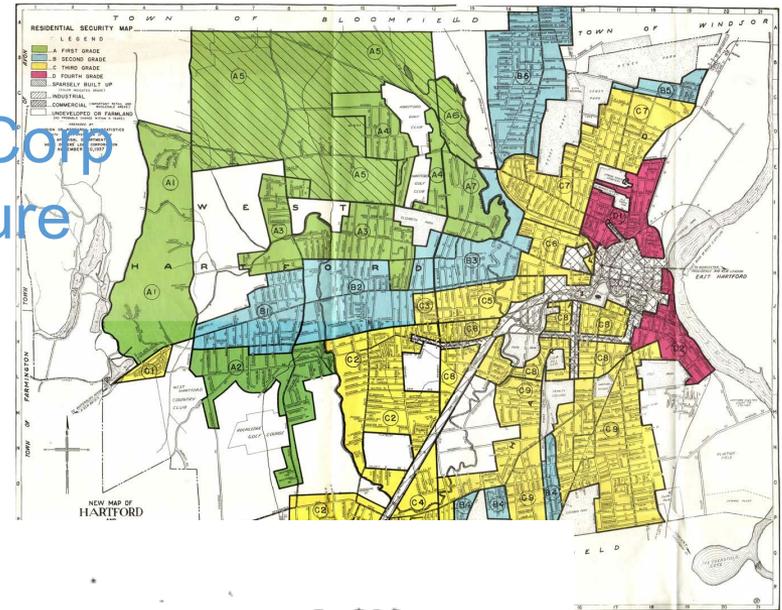
Charter Oak Housing Development, 1944

Redlining1937



1935 Housing Act

- Creates Home Owners Loan Corp
- Protect housing from foreclosure
- New Deal Legislation
- Long lasting impact



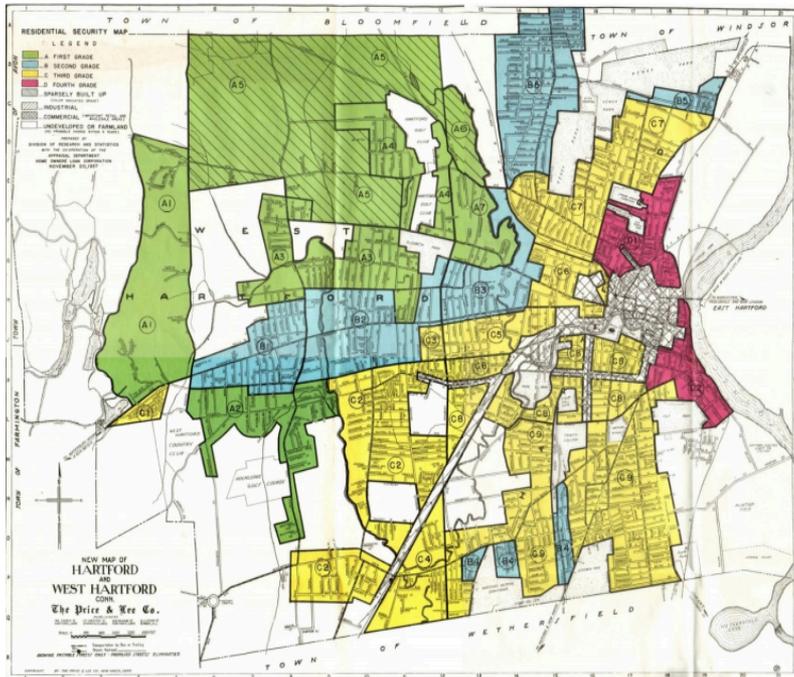
Area D-1

INHABITANTS:

- a. Occupation Laborers & domestics b. Estimated annual family income \$ 1,000
- c. Foreign-born families 34 %; Italians predominating; d. Negro Yes; 66 %
- e. Infiltration of Some; f. Relief families Many



Segregated Subsidized Housing & the G.I. BILL



Highway Development



1944 – Federal Highway Act – only some funding
1956 – Federal support to pay for 90% of construction

“They could have their highways ~~and~~ they could get rid of their slums. With just one surgery, they could put in more arteries, and they could remove the city’s heart.”
– The Atlantic, ~~Al~~ ~~Samuels~~

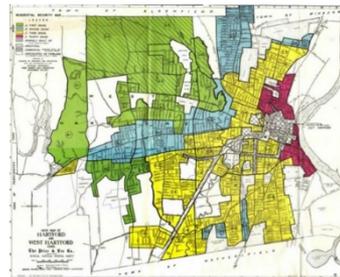


The Path of Discriminatory Policies

Our cities and towns in the northeast were predominately developed in response to migration patterns.

- Two major population surges post WWI and post WWII

Logically when you have an influx of people, you need housing, but where you put housing, and who gets to live there shapes out communities.



Worker housing built before and during the industrial revolution often excluded ~~non~~white workers.

Colt Factory housing built in 1910.

To protect the real estate during the Post WWII developed was heavily subsidized with federal money, and the Federal Housing Administration created the Home Owners Loan Corporation, which assessed the risk of lending in neighborhoods. ~~Non~~white and non-Christian neighborhoods were downgraded or “redlined.”

Nonwhite families from homeownership. ~~Non~~white servicemen could not access the inexpensive G.I. Bill mortgages offered to veterans.

Simultaneously, highway development and urban renewal decimated ~~non~~white urban neighborhoods.

How a perfect storm is created...



REAL ESTATE FOR RENT

Unfurnished Apartments and Tenements 74

GROTON—Three rooms, bath. Quiet couple, middle age preferred. 320 Lesiertown road. Navy Heights section

Furnished Apartments 71A

BLINMAN ST., 39 — 2 room apartment, remodeled, lights, gas, hot water

BROAD ST. 30—Two room apartment, nicely furnished, all improvements. Adults only. Tel 3-0034.

FEDERAL ST., 95—Furnished apartment. Call 2-1772.

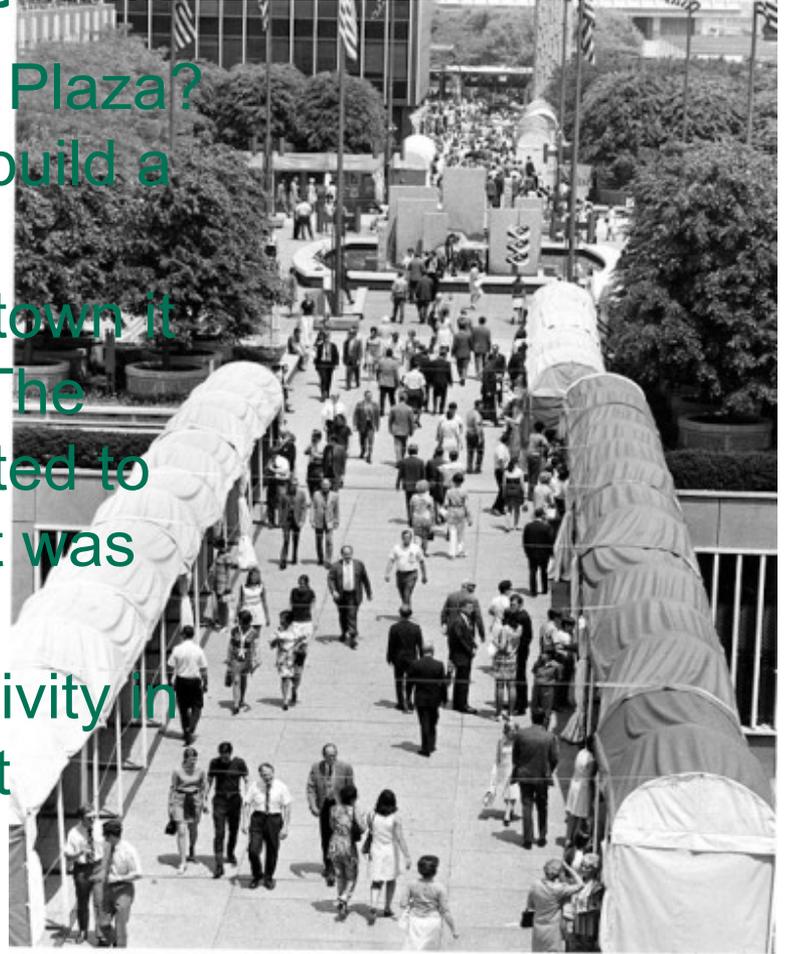
FEDERAL ST., 50—Apartments, two room and one room. All conveniences. Reasonable, central.

MYSTIC -Two large furnished rooms and private bath. Tel. Mystic 5-8084.

SUMMER ST. 36—Five room apartment, furnished, all improvements including garage no pets, no children.

Constitution Plaza, Hartford, Connecticut

“What went wrong with Constitution Plaza? Did sensible people really mean to build a sterile, suburban-style office park mostly disconnected from the downtown it was supposed to revive? Well, no. The project was supposed to be connected to Main Street by a pedestrian ramp. It was supposed to have housing. It was supposed to generate economic activity in surrounding blocks. But none of that happened.” Tom Condon, Hartford Courant, 9/9/2002





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What can we do?

Training And Education



- In 2018, the Center hosted 58 training workshops and 2,500 individuals in Connecticut.
- Cross Sector Collaborations
- Moving resources available on our website

Enforcement



- Asking if a housing provider accepts a subsidy is suggesting they don't have to accept it.



REPORT!

(860) 274400

www.ctfairhousing.org

Legislative Advocacy



Together we can stand up against discriminatory policy



QUESTIONS?



ACLU
SMART
JUSTICE
Connecticut



Ending Homelessness & Ending Mass Incarceration

- Up to 15% of incarcerated people experience homelessness in year before prison
- Formerly incarcerated people are almost 10 times more likely to be homeless
- Among formerly incarcerated people, women are more likely to be homeless than men; Black men are more likely to be homeless than white or Latinx men; Black women experience the highest rate of sheltered homelessness (living in a hotel or motel)

The "revolving door"

- Laws criminalizing poverty and homelessness lead to re-incarceration
- Public and private landlords discriminate against prospective tenants based on their record, leading to homelessness
- Discrimination from employers, landlords lead to survival reoffenses, leading to re-incarceration

The goal of the Smart Justice campaign is to end mass incarceration and eliminate racism in the criminal justice system.

- ACLU Smart Justice Connecticut is grounded in the knowledge that the people closest to the solution are closest to the solution.
- We have assembled an unprecedented cohort of leaders who have been directly impacted by Connecticut's justice system and are challenging mass incarceration by speaking truth to power, sharing their expertise, holding elected officials accountable, and building connections with communities across the state.



Campaign Values

- Those closest to the problem are closest to the solution.
- Leadership is a practice; it is not a position.
- EVERYONE has a role in ending mass incarceration.
- We show our values through our work.
- PEOPLE, not prisons.



Led By

- Smart Justice staff
 - Sandy LoMonico, Anderson Curtis, Gus Marks-Hamilton
- Smart Justice Cohort
 - People who are formerly incarcerated, justice-involved, justice-impacted

Getting to Work

- Gubernatorial Race - 2018
 - Criminal Justice Reform Questionnaire
 - 100-Day Pledge
- Transition Period
 - Criminal Justice Policy Committee
- Legislative Session



Breaking New Ground, Closing the Revolving Door: H.B. 6921

- House Bill 6921: An Act Concerning Discrimination Based on a Person's Criminal History, introduced by Rep. Robyn Porter
- As introduced, the bill would prevent people in Connecticut from being discriminated against based on their criminal record in housing, employment, insurance, education, credit, and state government programs and accommodations.
- Amendment filed to establish Council on the Collateral Consequences of a Criminal Record – Council would include CCEH
- Community conversations this summer, back again next year

