

Interagency Council on Affordable Housing

Monday, July 15, 2013

1:00 p.m. -2:30 p.m.

Lyceum

227 Lawrence Street

Hartford, Connecticut

Members Present: Anne Foley (Chair), Lisa Tepper Bates (Connecticut Coalition to End Homelessness), Deputy Commissioner Claudette Beaulieu for Commissioner Roderick Bremby (Department of Social Services), Eric Chatman (Connecticut Housing Finance Authority), Betsy Crum (Connecticut Housing Coalition), Eric Ellison and Patrick Hines for Rebecca Fleming (Department of Corrections), Daisy Franklin (Council Appointee), Barbara Geller (Department of Mental Health and Addiction Services), Neil Griffin (Connecticut Chapter of the National Association of Housing and Redevelopment Officials), Commissioner Terrence Macy (Department of Developmental Services), Joseph Martel (Council Appointee), Commissioner Edith Prague (State Department on Aging), Howard Rifkin (Partnership for Strong Communities), and Kim Somaroo-Rodriquez (Department of Children and Families).

Additional Attendees: Commissioner Evonne Klein (Department of Housing), Erin Kemple and Erin Boggs (Connecticut Fair Housing Center)

I. Welcome and Introductions

The meeting was convened at 1:00 p.m. by the Chair, Anne Foley. The Chair welcomed members and introduced two of four new statutory members in attendance: Neil Griffin, President of the Connecticut chapter of the National Association of Housing and Redevelopment Officials (CONN-NAHRO), and Commissioner Terrence Macy of the Department of Developmental Services (DDS). The Chair also introduced Lisa Tepper Bates, the new Executive Director of the Connecticut Coalition to End Homelessness (CCEH).

II. Approval of the March 28, 2013 Meeting Minutes

The Chair announced that the draft [minutes](#) for the March 28, 2013 meeting were e-mailed to the Council and that a copy of the minutes was located in their meeting

packet. Barbara Geller moved to approve the minutes and the motion was seconded by Betsy Crum. The Council unanimously approved the minutes on a voice vote.

III. Revised Rules of Procedures and 2013 Council Work Plan

The Chair asked members to review the [changes to the membership of the Council](#) in CGS 8-37nnn, per Public Act 13-234, included in the packet of meeting materials. The Chair explained that as a result of the addition of four members, the first and second sections of the rules of procedure regarding council composition and voting would need to be revised. The [revisions](#) were included in the packet of meeting materials and are summarized below:

- The Council is now comprised of 17, rather than 13, members.
- A quorum, which is a majority vote, is now 9 out of 17 members, rather than 7 out of 13 members.

The Chair also reiterated the definition of an appointed member in terms of voting power, and clarified that only statutory members or their designees, not representatives sent to a meeting in their absence, have voting power.

Howard Rifkin moved to approve the revised rules of procedure and the motion was seconded by Eric Chatman. The Council unanimously approved the minutes on a voice vote.

The Chair asked the members to review the [Revised 2013 Council Work Plan](#) and note that a new meeting date of December 3, 2013 from 9 to 11 a.m. was included in the plan. The meeting is scheduled to be held at the Lyceum at 227 Lawrence Street in Hartford.

The Chair explained that the Council did not have any further statutory requirements for reporting. She proposed that the Council continue to complete an annual report to maintain a written record of the Council's progress on its other statutory mandates, as well as inform the Governor and Commissioner of Housing on their recommendations. Eric Chatman and Deputy Commissioner Claudette Beaulieu spoke in support, and the rest of the Council agreed to move forward with the annual report.

The Council agreed to the new meeting date of December 3, 2013 and the Chair advised that Council staff would be contacting members regarding new meeting dates for the 2014 calendar year.

Commissioner Edith Prague joined the meeting, and the Chair introduced her to the Council as a new statutory member.

IV. Brief Updates

a. Anne Foley, Office of Policy and Management - Legislation and Budget Update

The Chair delivered a [legislative and budget update](#) from the 2013 legislative session.

Commissioner Prague posed a question about creating a statewide non-smoking policy for housing authorities. The Chair recommended this issue be placed on the next meeting's agenda for further discussion. Commissioner Prague also asked about housing and bed bug issues. The Chair clarified that the bed bug legislation raised during the 2013 session did not pass, and recommended the Commissioner contact the Agricultural Experiment Station for more information on the issue.

b. Evonne Klein, Commissioner of Housing - Department of Housing update

Commissioner Klein provided an update on the progress of the implementation of the Department of Housing. She explained that all staff have been transferred from the appropriate agencies and they are currently working on transitioning all the appropriate programs and contracts. She explained the Department's role in handling the federal Community Development Block Grant Disaster Relief (Hurricane Sandy) funding, and that they were hiring sixteen additional durational positions to handle the grant.

Commissioner Klein explained that her staff is currently reviewing the effectiveness of their programs, and offered their assistance in the Council's work in developing a framework to analyze the effectiveness of state housing programs in meeting the needs of low income individuals and families.

c. Erin Kemple, CT Fair Housing Center - Analysis of Impediments

Erin Kemple and Erin Boggs of the CT Fair Housing Center presented [preliminary findings](#) from their Analysis of Impediments, a report that must be submitted to HUD by [certain housing funding grantees](#). The report will review the impediments, or barriers, that affect the rights of fair housing choice, which are defined as any actions, omissions, or decisions that restrict, or have the effect of restricting, the availability of housing choices, based on race, color, religion, sex, disability, familial status, or national origin. The report is anticipated to be completed in August.

Howard Rifkin asked for a clarification on the source of the supportive housing unit data.

Commissioner Beaulieu requested, if possible, an additional map that overlaid public transportation data on the existing housing data.

Betsy Crum and Barbara Geller commented on the preliminary data's policy implications regarding local zoning law and segregation. The Chair asked the Connecticut Fair Housing Center to give another presentation at the October meeting based on the completed report.

d. Eric Chatman, Connecticut Housing Finance Authority - Affordable Housing Market Inventory Survey

Eric Chatman briefly explained the purpose and expected outcomes of the study. In 2012, the CHFA Board asked for a demand analysis of the housing market, and a consultant was hired to analyze both housing supply and demand in the state for market-rate and affordable housing, as well as demographic trends. The completed study will be presented to the CHFA Board at their September meeting.

Howard Rifkin commented on the similarities between the CHFA study and the draft needs assessment the Council had produced. Eric Chatman noted that the CHFA study is distinct in that it is not restricted to affordable housing, but is a comprehensive housing market inventory study.

The Chair requested that any draft and report materials circulated to the CHFA Board also be shared with the Council.

e. Lisa Tepper Bates, CT Coalition to End Homelessness - new 2013 Point-In-Time Data

Lisa Tepper Bates reviewed the new [2013 Point-In-Time \(PIT\) data](#), which is collected during an annual homelessness count, and provides a snapshot of persons staying in emergency shelters and transitional housing programs, as well as living in places unintended for human habitation (unsheltered population). She provided handouts that compared the [2012 and 2013 PIT data](#), as well as detailed breakdowns of the 2013 data required by HUD. She noted that the analysis of the data is still ongoing, and a final report is anticipated to be completed in September 2013.

V. Discussion of Needs Assessment

VI. Brief Discussion of Potential Strategies and Recommendations to Address the Identified Housing Needs

The Chair opened the discussion to both agenda items V and VI.

The Chair briefly reviewed the draft needs assessment and requested feedback, as well as any potential strategies and recommendations to address the identified housing needs.

Howard Rifkin emphasized the importance of focusing on the population at or below 30% of Area Median Income (AMI), and noted that in order to meet that population's housing needs, deep subsidies, in the form of both capital and service dollars, would be needed. He also commented that he believed a solution would include mixed-population housing, and not creating more segregated, isolated public housing units as had been done in the past.

Erin Kemple discussed the potential location of new affordable housing. She offered that instead of building new schools or other public infrastructure where low-income people resided, it may be more effective to put affordable housing in areas where there are already successful schools and communities.

Betsy Crum commented that one of the next things the Council would be examining were barriers to meeting the housing needs of low-income populations. She suggested that this include an examination of current housing policy, and where the market is failing.

Barbara Geller commented on the importance of supportive scattered site housing, which is cheaper and quicker to implement than new units. She stated that it was possible to get an individual into these types of supportive units in ninety days.

Neil Griffin requested clarification on the percentage of occupied units in the state-sponsored housing portfolio state in the needs assessment, and how that number was derived.

Eric Chatman commented that it is important to continue to compare Connecticut to other states to make sure all the data reported is in context.

Deputy Commissioner Claudette Beaulieu commented that the Council may want to look at other strategies in addition to increasing affordable housing units, including those relating to jobs and economic development. Howard Rifkin commented that this type of comprehensive strategy is being used currently in the statewide strategic framework, Opening Doors-CT.

Erin Boggs offered to share some information about opportunity mapping in Connecticut with the Council, which is a way to quantify, map, and visualize the opportunities which exist throughout neighborhoods, cities, regions, and states. She recommended that the needs assessment focus more on specific needs, and in what locations those needs are.

Lisa Tepper Bates emphasized that the lack of affordable housing is mainly due to the recent growth of poverty and disparity of income distribution. Even with the creation of jobs, those individuals will still need affordable housing units because the type of jobs and income available will not yield enough to allow individuals to not be burdened by housing costs.

Betsy Crum commented that although it is important to compare Connecticut to other states, regardless of state standing, the Council still needs to work improve Connecticut's affordability.

VII. Next Steps - Scheduled Meetings

The Chair announced that the CHFA Board would like to have a joint meeting with the Interagency Council on Affordable Housing in order to collaborate on developing uniform statewide housing policy. Eric Chatman commented that he would coordinate with the Chair on the logistics of making that occur.

VIII. Adjournment

The Council adjourned at 2:30 p.m.