

Interagency Council on Affordable Housing

Tuesday, October 8, 2013

1:00 p.m. -3:00 p.m.

Lyceum

227 Lawrence Street

Hartford, Connecticut

Members Present: Anne Foley (Chair), Lisa Tepper Bates (Connecticut Coalition to End Homelessness), Peter Palermino for Deputy Commissioner Raymond Singleton (Department of Social Services), Eric Chatman (Connecticut Housing Finance Authority), Betsy Crum (Connecticut Housing Coalition), Rebecca Fleming (Department of Correction), Daisy Franklin (Council Appointee), Steve Dilella for Barbara Geller (Department of Mental Health and Addiction Services), Kate Forcier (Connecticut Chapter of the National Association of Housing and Redevelopment Officials), Commissioner Terrence Macy (Department of Developmental Services), Joseph Martel (Council Appointee), Howard Rifkin (Partnership for Strong Communities), and Kim Somaroo-Rodriquez (Department of Children and Families).

Additional Participants: Commissioner Evonne Klein (Department of Housing), Erin Kemple (Connecticut Fair Housing Center), and Nick Lundgren (Department of Housing)

I. Welcome and Introductions

The meeting was convened at 1:00 p.m. by the Chair, Anne Foley. The Chair welcomed members and introduced Kate Forcier, the new President of the Connecticut chapter of the National Association of Housing and Redevelopment Officials (CONN-NAHRO). The Chair also noted that Commissioner Bremby from the Department of Social Services had appointed Deputy Commissioner Raymond Singleton as his designee.

II. Approval of the March 28, 2013 Meeting Minutes

The Chair announced that the draft [minutes](#) from the July 15, 2013 meeting were e-mailed to the Council and that a copy of the minutes was located in their meeting packet. Howard Rifkin moved to approve the minutes and the motion was seconded by Commissioner Terrence Macy. The Council approved the minutes on a voice vote, with one abstention from Kate Forcier (CONN-NAHRO).

III. Department of Housing Update - Commissioner Klein

Commissioner Evonne Klein gave a brief update on the recent activities of the Department of Housing, noting the Department's current outreach efforts to chief elected officials and future plans to engage developers. The Department has also created fact sheets regarding program and funding information to facilitate this education and outreach. The Chair requested that these documents be distributed to the Council.

IV. Brief Updates

a. CHFA Affordable Housing Market Inventory Study - Eric Chatman

Eric Chatman updated the Council on the progress of the Housing Market Inventory Study, which is projected to be completed in October. Preliminary results reveal that the data is consistent with other Council findings. The completed report will contain results that will help assess gaps at the state, county, and city level.

b. CT Fair Housing Center Analysis of Impediments - Erin Kemple

Erin Kemple updated the Council on the progress of the Analysis of Impediments (AI) to fair housing. Currently, the CT Fair Housing Center is in the process of finalizing the draft and project that it will be publicly released during the month of November. Erin Kemple clarified that the last AI was conducted in 1999, and updated in 2006.

c. CT Coalition to End Homelessness, Final Report on 2013 PIT data - Lisa Tepper Bates

Lisa Tepper Bates disseminated a copy of the Final 2013 Point-In-Time (PIT) Report for the Council's review and feedback. She also provided a handout with a brief overview of the upcoming 2014 PIT count, including the players, roles and responsibilities, and recommendations and areas for improvements.

Lisa Tepper Bates, Howard Rifkin, and Steve Dilella clarified that the unsheltered PIT count occurs every other year, described the unsheltered counting process, and explained the available resources and referrals offered to individuals during the count.

V. Discussion of Framework to Determine Effectiveness of State Housing Programs

Nick Lundgren from the Department of Housing presented to Council a draft [framework](#) to determine effectiveness of state housing programs. The first step of this framework is to populate a matrix that includes all the state housing programs, brief descriptions of the programs, and various data indicators based on whether the program is considered to be in one of the following three categories: (1) development; (2) individual and family support; and (3) other. The following is a summary of major discussion points:

- Addition of relevant housing programs
 - CHFA will provide a list of additional programs
 - OPM Homeowner Property Tax Relief and Rental Rebate programs
- Inclusion of category definitions to provide clarity
- Addition of waiting list information to the data indicators
- Addition of “total” columns when numbers of units are being reported
- Determination of effectiveness
 - Utilization of the CHFA market study to compare the identified needs and gaps to the provision of services
 - Comparison of Council’s needs assessment, identification of barriers, and populated matrix to determine whether needs are being effectively met

Based on the discussion, the matrix will be populated and submitted changes will be incorporated for the Council’s review at the next meeting.

VI. Discussion of Barriers to Effective Housing Delivery Systems

The Chair briefly reviewed a draft [document](#) that identified the barriers to effective housing delivery systems and requested feedback from the Council. Barriers were listed in four major categories: (1) local; (2) financing; (3) systems/administrative; and (4) industry capacity.

Eric Chatman stated he would provide comments to Council staff regarding the steps CHFA has undertaken to address some of the identified barriers. Barriers mentioned in the discussion are summarized as follows:

- Need for local leadership, local capacity, and education for municipalities on affordable housing issues

- Lack of infrastructure where housing is created
- Access to technical assistance for municipalities, particularly in the development of ordinances
- Existence of language barriers
- Lack of employment and transportation while affordable housing is located
- Refinement of priorities based on the findings of the Council's needs assessment

VII. Non-Smoking Policies for Housing Authorities

Kelly Sinko from the Office of Policy and Management presented a brief [overview](#) on federal and state laws regarding smoking in public housing authorities. After a brief discussion, Council members agreed to not recommend state-level intervention on this issue.

VIII. Next Steps - Upcoming Meetings

The Chair reviewed the upcoming scheduled meeting dates and the proposed scheduled for the 2014 calendar year. The Council also agreed to hold a joint meeting with the Connecticut Housing Finance Authority on January 23rd, 2014 from 10 a.m. to 12 p.m. at the Lyceum.

IX. Adjournment

The Council adjourned at 2:50 p.m.