

Strategies for Overcoming Barriers

Local Barriers

- Local zoning barriers
 - Local regulatory barriers
 - Local infrastructure limitations
 - Local opposition/ “NIMBY”
- 1) Develop model zoning ordinances/regulations that satisfy the requirements of CGS §8-2¹ for use by municipalities.
 - 2) Create incentives to promote as-of-right² multifamily developments, including incentives for establishing zoning allowing increased density.
 - 3) Research, within available resources, the extent to which local infrastructure constraints inhibit affordable housing development.
 - 4) Reach out to municipal elected officials and zoning boards to educate about current laws and incentives for the production of affordable housing.
 - 5) Disseminate available resources regarding the net positive effect on municipalities from the development of affordable housing.

Financing Barriers

- Alignment and clarity of funding priorities
 - Access to predevelopment and risk capital
 - Need for rental subsidies
 - Reduction and instability of federal support
 - Insufficient operating subsidies available to be project based
- 6) Conduct a review of predevelopment resources to identify gaps (DOH, CHFA, LISC, CHIF, CSH, and other sources).
 - 7) Expand predevelopment funding opportunities (within available resources).
 - 8) Reform the state historic tax credit program requirements in order to bring in line with other states in the region to simplify and streamline transactions.
 - 9) Make additional RAP certificates available to the extent feasible.

¹ CGS §8-2 currently states that zoning regulations of every Connecticut municipality: “shall also encourage the development of housing opportunities, including opportunities for multifamily dwellings [...]. Such regulations shall also promote housing choice and economic diversity in housing, including housing for both low- and moderate- income households [...].”

² In zoning regulations, “as-of-right” means development can occur without requiring additional special permits or other discretionary action from the municipality.

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Systems/Administrative Barriers

- Increased efficiency and continued flexibility in processes
 - Fragmentation of programs and resources
 - Access to information
- 10) Increase flexibility by implementing mechanisms to make funding available on a non-competitive, first-come, first-serve basis to programs and projects that achieve the goals of the Department.
- 11) Identify and eliminate redundancies in DOH and CHFA processes for the purposes of streamlining where possible.

Industry Capacity

- Housing Authority capacity
 - Development community capacity
 - Access to technical assistance
- 12) Offer robust and coordinated training programs for housing authorities, non-profit developers, and others (e.g. create a tool kit for housing authorities on mixed finance and development).
- 13) Reach out to developers and lenders for the purpose of encouraging them to increase affordable development activity in the state and investigate any barriers they perceive.
- 14) Reach out to tax credit syndicators to streamline the closing process for tax credit-financed projects, including, for example, conducting more of their underwriting in advance of bond commission approvals.