

Interagency Council on Affordable Housing

SPECIAL JOINT MEETING

Tuesday, January 23, 2014

10:00 a.m. – 12:00 a.m.

Lyceum

227 Lawrence Street

Hartford, Connecticut

Members Present: Anne Foley (Chair), Lisa Tepper Bates (Connecticut Coalition to End Homelessness), Eric Chatman (Connecticut Housing Finance Authority), Betsy Crum (Connecticut Housing Coalition), Rebecca Fleming (Department of Correction), Kate Forcier (Connecticut Chapter of the National Association of Housing and Redevelopment Officials), Barbara Geller (Department of Mental Health and Addiction Services), Commissioner Terrence Macy (Department of Developmental Services), Joseph Martel (Council Appointee), Commissioner Edith Prague (State Department on Aging), Sarah Ratchford (Council Appointee), Howard Rifkin (Partnership for Strong Communities), and Catherine Smith (Department of Economic and Community Development).

I. CHFA Committee Meetings

Draft minutes from the CHFA Committee meetings can be found online at the [CHFA website](#)^{1,2}.

II. CHFA Board Meeting

Draft minutes from the CHFA Board Meeting can be found online at the [CHFA website](#)³.

¹ Draft Minutes January 23, 2014 Mortgage Committee Meeting:
<http://chfa.org/content/CHFA%20Document%20Library/January%2023,%202014%20%20Mortgage%20Committee%20Minutes%20Draft.pdf>

² Draft Minutes January 23, 2014 Finance Audit Committee Meeting:
<http://chfa.org/content/CHFA%20Document%20Library/January%2023,%202014%20Finance%20Audit%20Committee%20Minutes%20Draft.pdf>

³ Draft Minutes January 23, 2014 CHFA Board Meeting:
<http://chfa.org/content/CHFA%20Document%20Library/January%2023,%202014%20%20CHFA%20Board%20Minutes%20Draft.pdf>

III. Joint Discussion Between CHFA and the Interagency Council on Affordable Housing

The Chair explained to the CHFA Board that the Council requested a joint meeting to inform CHFA about their work, including a report that outlined the Council's housing needs assessment, identified barriers to effective housing delivery systems, and twenty-five recommendations to address the identified barriers. In addition, the Chair, on behalf of the Council, gave feedback regarding the CHFA Qualified Allocation Plan (QAP).

a. Qualified Allocation Plan

The Chair expressed the Council's support of the current points in the QAP given for mixed income housing, financial sustainability, and job training. The Chair asked the Board of CHFA, on behalf of the Council, to consider giving a priority to those applications that produce housing outside of high poverty concentrated areas to incentivize affordable housing in the areas of the state that do not currently have it.

Betsy Crum recommended that a priority be added for applications that provide housing for families with children in communities of higher opportunity. She also expressed that it was important to only make small changes to the QAP from year to year in order to provide continuity for developers.

Sarah Ratchford and Lisa Tepper Bates commented on the importance of ensuring that individuals who were previously homeless have support systems in place to aid in the transition.

b. Council Report with Recommendations

The Chair gave an overview of the Council's report and recommendations, including changed that were made based on the discussions at the last Council meeting:

- Add a recommendation: "Ensure sufficient capacity exists at the Department of Housing to perform its required duties."
- Adjust recommendation #11: "Target funding for veterans and very-low income households in a future DOH funding rounds."
- Adjust recommendation #20: "Educate landlords about federal and state laws and regulations regarding housing and right and responsibilities of tenants ~~the Section 8 program and property management.~~"

c. Open Discussion

The Chair invited the CHFA Board and Council members to share any feedback on the report. The authorization of the full \$300M commitment the Governor made for the next ten years was introduced as a potential recommendations for next year's report.

IV. Interagency Council on Affordable Housing Business

a. Approval of 1/7/2014 Meeting Minutes

The Chair reviewed the draft [minutes](#) from the January 7, 2014 meeting. Commissioner Klein moved to approve the minutes and the motion was seconded by Lisa Tepper Voice. The Council approved the minutes on a voice vote. Kate Forcier abstained from the vote.

b. Approval of the Council Report

Commissioner Terrence Macy moved to approve the Council Report and the motion was seconded by Barbara Gellar. The Council approved the report on a voice vote.

V. Adjournment

The Council adjourned at 12:10 p.m.