department of Housing

AGENCY DESCRIPTION

Public Act 12-1, June Special Session, established the Department of Housing as the lead agency for housing-related matters in the state. The Department of Housing will provide centralized leadership and a comprehensive approach to eliminating homelessness and meeting the housing needs of low- and moderate-income individuals, families and communities in Connecticut for quality and sustainable housing by enhancing the supply of, and access to, safe and affordable housing and by improving the infrastructure of neighborhoods and communities.

***The programs that support housing in Connecticut are recommended for transfer to and consolidation within the Department of Housing in the Governor’s budget as part of his proposal to restructure and transform state government.***

SHELTER AND HOUSING SERVICES

***Statutory Reference***

C.G.S. Sections 17b‐800, 17b‐802 to 17b‐806, 17b‐811a to 17b‐814 and 17b‐850.

***Statement of Need and Program Objectives***

To reduce the incidence of homelessness for individuals and families and to promote independent living by increasing stability in living arrangements.

***Program Description***

* To reduce the incidence of homelessness for individuals and families.
* To promote employment and economic viability by increasing stability in living arrangements.

DOH will maintain a continuum of housing related services to support individuals who have become homeless due to a variety of causes such as fire, eviction and unemployment and to those individuals who need assistance in maintaining their current housing as they strive for independence and provide direct grants to municipalities and community-based agencies to provide these services. Programs include:

*Grants for Programs for Homeless* fund a number of homeless shelters to provide initial shelter, nutrition and social support services. Transitional living programs facilitate the movement of homeless people into decent housing and a stable living environment.

*Security Deposit* program removes barriers for individuals with limited resources by guaranteeing landlords the equivalent of up to two month's rent.

*Eviction and Foreclosure Prevention* program assists low and moderate income families and individuals that are at risk of becoming homeless, due to falling behind in their rent or mortgage payments, as a result of a short-term unforeseen circumstances. Services include assessment, landlord-tenant mediation, conflict resolution, budgeting, linkage to community resources and the use of rent bank funds to assist in negotiations.

*Rental Assistance Program (RAP) and Section 8 Federal Housing Choice Voucher Programs*provide direct rental subsidies to families in an effort to fill the gap between what renters can afford to pay and the fair market rent charged by the landlord. The programs guarantee that minimum housing quality standards are met to ensure safe, sanitary and decent housing. A family's income may not exceed 50% of the median income for the county or metropolitan area in which the family chooses to live but families typically pay between 30% and 40% of monthly income on rent and utilities. In FY 2012, 3,052 RAP subsidies and 6,488 Section 8 vouchers were provided to families and single adults living in privately-owned rental housing and supportive housing projects.

The Section 8 Family Unification program administered in conjunction with the Department of Children and Families promotes family unity by providing housing assistance to families for whom the lack of adequate housing is a primary factor in the separation, or the threat of imminent separation, of children from their families.

The Supportive Housing initiative is a partnership between several state agencies, as well as the Connecticut Housing Finance Authority, creating service-supported, affordable housing opportunities for low-income families, who are facing homelessness, and chronically homeless individuals affected by mental illness or chemical dependency. Dedicated RAP certificates and Section 8 project-based vouchers for programs support this initiative, as well as service funding for families served by the supportive housing initiative.

RAP certificates also enable eligible nursing home residents to safely return to the community and to a more self-sufficient lifestyle through the Money Follows the Person (MFP) program overseen by the Department of Social Services.

*Grants for Housing for Individuals with AIDS* supports the operation of residences and services to individuals with AIDS. These residences include emergency shelters, transitional living programs, independent living programs and supported living programs.

HOUSING and community DEVELOPMENT

***Statutory Reference***

C.G.S. Chapters 127b, 127c, 128, 133, 135, 137e, 138b, 138i, 138j and 578, and Sections 4-66c, 16a-40a, 17b-106, 17b-337, 17b-347e, and 22a-1a.

***Statement of Need and Program Objectives***

The Department of Housing is the lead agency for all matters relating to housing and community development in Connecticut. It will monitor and analyze the Connecticut housing and community development environment by undertaking several strategic planning efforts including the [State of Connecticut Long Range Housing Plan](http://www.ct.gov/ecd/lib/ecd/2010-15_slrhp_-_final_.pdf), and the [Connecticut Consolidated Plan for Housing and Community Development](http://www.ct.gov/ecd/lib/ecd/housing_plans/2010-15_cp_-_hud_approved.pdf) and will perform certain strategy and policy functions related to housing and community development.

Community development activities create the environment necessary for sustainable economic growth, stable neighborhoods and healthy communities.

***Program Description***

Based on the affordable housing needs present in Connecticut, agency will utilize numerous state and federally funded housing, community development and support programs to create economic opportunities and provide technical and financial assistance to non-profit and for-profit sponsors and municipalities for preservation, rehabilitation and development of affordable housing and associated housing support programs and services. The agency will also administer rental subsidy and tax-related assistance designed to promote housing affordability. Some of these programs and services will be as follows:

* [Affordable Housing Program](http://www.ct.gov/ecd/cwp/view.asp?a=3680&Q=433350&PM=1#AHP) (Flex)
* [Housing Trust Fund](http://www.ct.gov/ecd/cwp/view.asp?a=3680&Q=433350&PM=1#HTF) (HTF)
* Elderly Congregate Rental Assistance Program
* Energy Conservation Loan Program
* [HOME Investment Partnerships Program](http://www.ct.gov/ecd/cwp/view.asp?a=3680&Q=433350&PM=1#HOME) (HOME)
* [Small Cities Community Development Block Grant Program](http://www.ct.gov/ecd/cwp/view.asp?a=3414&Q=249736) (SC-CDBG)

Short-term housing strategies will be governed by the immediate housing needs of Connecticut’s communities and by the objectives set forth in the state’s annual action plan for housing and community development and will be achieved through the initiation and completion of individual housing projects.

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| ***Outcome Measure Housing Development – Economic Impact Change*** |
|  | Portfolio Aggregate | FY 2011 |
| Gross State Product | $923,391,822 | $34,446,626 |
| Personal Income | $1,078,085,878 | $42,000,000 |
| State Net Revenue | $8,315,596 | -$227,406 |

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| ***Outcome Measure – Community Development Activities*** |
| Projects/Activities FY 2012 |
|  | Communities Assisted | Investment |
| SC- CDBG | 33 | $17,035,000 |

AGENCY MANAGEMENT sERVICES

***Statutory Reference***

Public Act 12-1, June Special Session.

***Statement of Need and Program Objectives***

To establish policies and direction; to communicate housing information to the public; and to enable efficient implementation of housing programs and policies through the delivery of essential support services in management, policy and planning.

***Program Description***

The Office of the Commissioner sets policy and issues directives and guidance on administration and housing procedural matters.