

**State of Connecticut
2010-2011 Action Plan for Housing and Community Development
Table of Contents**

	Page
List of tables	i
I. Executive Summary	1
A. Overview	1
B. Performance	2
C. Objectives and Outcomes	3
D. Citizen Participation	3
E. Other Outreach	6
II. Introduction	6
III. Citizen Participation	8
A. Other Outreach	8
IV. Federal Requirements	10
A. Resources	10
B. Activities	10
C. Geographic Distribution	11
D. Homelessness and Other Special Needs Populations	11
E. Other Actions	11
V. Program Activities	13
A. HOME Investment Partnerships (HOME) Program	13
B. Small Cities Community Block Grant (SC/CDBG) Program	22
C. Evaluation Criteria for HOME and SC/CDBG Programs	41
D. Compliance and Monitoring for HOME and SC/CDBG Programs	44
E. State and Federal Resources for DECD FY 2010-11	44
F. Priority Objectives and Performance Goals	45
Overarching Principles	48
Geographic Targeting	54
Public Housing	65
Homelessness Prevention & Supportive Housing	67
Persons with Disabilities	74
Non-Housing Community Development	82
Community Revitalization	93
Lead-Based Paint Hazards	98
VI. Attachments to the 2010-2011 Action Plan	A-1
Attachment A – Citizen Participation Process	A-1
Attachment B – Citizen Participation Documents	B-1
Attachment C – Application Documents	C-1

List of tables

	Page
Table 1: DECD Anticipated State and Federal Funding	35
Table 2: CHFA Anticipated State and Federal Funding	36
Table 3: DSS Anticipated State and Federal Funding	71

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I. Executive Summary

A. Overview

The annual Action Plan updates the State of Connecticut's 2010-15 Consolidated Plan for Housing and Community Development (ConPlan), a five-year plan addressing Connecticut's housing and community development needs. The state submits the ConPlan to the U.S. Department of Housing and Urban Development (HUD) in order to be eligible to apply for funding under the HOME Investment Partnerships (HOME), Small Cities Community Development Block Grant (SC/CDBG), Emergency Shelter Grant (ESG), and Housing Opportunities for Persons with AIDS (HOPWA) Programs. The program year for the annual Action Plan is based on the state fiscal year, which is July 1 - June 30. The 2010-2011 Action Plan is for the state fiscal year of July 1, 2010, to June 30, 2011.

For the purpose of clarity in this document, all future references to Fiscal Year (FY) will mean the State Fiscal Year/Program Year as well as the Federal Fiscal Year.

This Action Plan provides a plan for expending FY 2010-11¹ funds for the following programs:

Small Cities Community Development Block Grant (SC/CDBG)	\$	14,692,943
HOME Investment Partnerships (HOME)	\$	13,342,837
Emergency Shelter Grants (ESG)	\$	1,165,370
Housing Opportunities for Persons with AIDS (HOPWA)	\$	286,319

This document provides information on:

- Resources: Funding sources available to address the state's needs and objectives;
- Activities: Method for distributing funds for activities that address needs and objectives;
- Geographic Distribution: Geographic areas to which the state will direct assistance;
- Homeless and Special Needs Activities: Plans to address homelessness and assist persons with special needs;

¹ Please note that the funding amounts represented for each program are subject to congressional/federal action, which could affect an increase, reduction or elimination of the funding amounts noted.

- Other Actions: Strategies to address underserved populations, foster and maintain affordable housing, remove barriers, and assist families in poverty;
- Summary of Public Comments: Comments made on the Action Plan and Department of Economic and Community Development (DECD) and/or Department of Social Services (DSS) responses;
- Applications for Assistance: HUD Form SF-424 for the HOME, SC/CDBG, ESG, and HOPWA programs; and
- Certifications: General and program specific certifications as required by HUD.

B. Performance

The ConPlan is a five-year strategic plan that describes the housing needs of extremely low-, low- and moderate-income residents, examines the housing market, outlines strategies to meet the needs and lists all resources available to implement those strategies, and outlines goals, objectives and measures. The ConPlan sets a unified vision, long-term strategies and short-term action steps to meet priority needs. The annual Action Plan is the annual implementation plan for the goals, objectives and strategies outlined in the state's ConPlan. The Action Plan describes how the state will use allocated funds for the four federal CPD formula grant programs governed by the ConPlan for a given FY.

The Performance Evaluation Report (PER) is the annual report to HUD that details the progress the DECD has made in carrying out the ConPlan and the annual Action Plan. The PER describes resources made available, the investment of those resources, the amount and source of leveraged funds, the source and use of program income, geographic distribution and location of investments, and the number of families and persons assisted and actions taken to affirmatively further fair housing. The PER is due within 90 days after the end of the state's FY (July 1 - June 30). Therefore, performance data for the FY 2009-10 will not be available until the submission of the State's 2009-10 PER in September 2010. Once submitted to HUD, the 2009-10 PER will be posted to the DECD web site.

Summary of funding for FY 2009-10:

Small Cities Community Development Block Grant (SC/CDBG)	\$	13,532,318
HOME Investment Partnerships (HOME)	\$	13,358,763
Emergency Shelter Grants (ESG)	\$	1,159,765
Housing Opportunities for Persons with AIDS (HOPWA)	\$	268,902

C. Objectives and Outcomes

In this plan, we have outlined the state’s proposed accomplishments for FY 2010-11 based on the performance measurement system presented in the 2010-15 ConPlan, which is consistent with HUD’s Notice of Outcome Performance Measurement System for Community Planning and Development Formula Grant Programs published in the Federal Register on March 7, 2006. The actual outcomes for proposed accomplishments appearing in this Action Plan will be reported on in the 2010-11 PER.

D. Citizen Participation

DECD held two public hearings during the month of October 2009 in order to gather input for the development of the 2010-11 Action Plan. Three public hearings were scheduled for the month of May 2010 to receive comments on the draft 2010-11 Action Plan. A 30-day public comment period, from April 30, 2010 to June 1, 2010, was also provided. The legal notices for the public hearings and comment period were published in seven area newspapers. The public hearings were spread out geographically so that persons from any area of the state could attend to provide their views on either the development of or the written draft of this plan.

In addition to the above efforts outlined, the legal notices and a copy of the draft Action Plan were posted on the DECD web site. Copies of past Action Plans and the ConPlans were also available on the DECD web site.

DECD notified all municipal chief elected officials and the state’s Regional Planning Organizations of the dates, times and locations of the Action Plan public hearings and of the timing of the commentary period. All parties were directed to the DECD web site for a copy of the draft 2010-11 Action Plan and the draft 2010-15 ConPlan. DECD also submitted the draft Action Plan and public hearing/public commentary schedules to

members of the state legislature who sit on committees of cognizance over matters related to housing, economic and community development, and state finances.

Below is a summary of activity regarding the Public Hearings and Public Comment Period.

Process for Public Hearings and Public Comment Period:

DECD held two public hearings to elicit input into the development of the state's 2010-11 Action Plan for Housing and Community Development: in Rocky Hill on October 5, 2009, and in Hamden on October 8, 2009. Notice for these hearings appeared in seven newspapers around the state. See Attachment B for a copy of the notice and public hearing transcripts.

On April 30, 2010, DECD began the 30-day public comment period on the draft Action Plan. The public comment period concluded on June 1, 2010. DECD held three additional public hearings: in Hartford on May 13, 2010, in Bridgeport on May 14, 2010, and in Coventry on May 18, 2010. Notice for the public comment period as well as the three aforementioned public hearings appeared in seven newspapers around the state. See Attachment B for a copy of the notice and public hearing transcripts.

In addition to the public hearings and comment period, DECD posted the draft Action Plan on the agency's web site and this was noted in the legal notices. DECD also submitted, via e-mail, a copy of the legal notice for the public comment period and public hearings as well as a copy of the draft Action Plan to members of the State Legislature's Appropriations Committee, Commerce Committee, Planning and Development Committee, and the Chairs of the Housing Sub-Committee.

The municipal chief elected officials of all 169 municipalities in the state received a Department Notice informing them of the public comment period as well as the public hearings. See Attachment B for a copy of the notice. The draft Action Plan was also made available via the Regional Planning Organizations during the 30-day comment period.

Outline of Activity for Public Hearings/Public Comment Period:

October 5, 2009, Public Hearing: No one attended this hearing. A copy of the transcript is included in Attachment B.3.a.

October 8, 2009, Public Hearing: Eight people attended this hearing; four provided comment. A summary of the comments and DSS/DECD's response will be provided in the final version of this document. A copy of the transcript is included in Attachment B.3.b.

May 13, 2010, Public Hearing: To be completed

May 14, 2010, Public Hearing: To be completed

May 18, 2010, Public Hearing: To be completed

April 30, 2010 through June 1, 2010, Public Comment Period: To be completed.

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E. Other Outreach

There are other ways in which DECD gathers information and input on what Connecticut needs to consider in developing the Action Plan. There are meetings of approximately 70 state boards and commissions that the Commissioner and various staff (on behalf of the Commissioner) attend. These groups focus on economic development, mental health, other social service issues, and transportation, etc., and DECD is invited to attend because of the link to housing and community development. The exchange of ideas and feedback on the state's efforts around affordable housing (for example, supportive housing), as well as innovative thinking and programming, are often a result of the connections with these focus groups.

DECD's SC/CDBG Program staff provided outreach during FY 2008-09 by conducting the following workshops for program applicants including: Application Workshop and Fair Housing/Civil Rights. In addition, significant technical assistance was made available to grantees regarding the department's SC/CDBG Program competitive application funding process.

DECD's HOME Program staff provided outreach during FY 2008-09 through the following workshops: Community Housing Development Organization (CHDO) Recertification, and Fair Housing. HOME Program staff, conducted training workshops on the new "Consolidated Application" for DECD and CHFA funds during FY 2008-09.

II. Introduction

The Annual Action Plan updates the State of Connecticut's 2010-15 Consolidated Plan for Housing and Community Development (ConPlan), a five-year plan addressing Connecticut's housing and community development needs. The state submits the ConPlan to the U.S. Department of Housing and Urban Development (HUD) in order to be eligible to apply for federal funds under the HOME Investment Partnerships (HOME), Small Cities Community Development Block Grant (SC/CDBG), Emergency Shelter Grant (ESG), and Housing Opportunities for Persons with AIDS (HOPWA) programs. This annual Action Plan covers FY 2010-11 from July 1, 2010 to June 30, 2011.

References to sections of the ConPlan are made throughout this document. Not all of these sections are duplicated here. Copies of the ConPlan are available from the Connecticut Department of Economic and Community Development (DECD), Office of Strategy and Policy. A copy of both the 2010-15 ConPlan and this Action Plan can be viewed or downloaded by visiting DECD's web site at www.decd.org.

The activities, programs and resources discussed in this Action Plan will be administered by various agencies including the Departments of Economic and Community Development (DECD), Social Services (DSS), Mental Health and Addiction Services (DMHAS), and the Connecticut Housing Finance Authority (CHFA).

The Action Plan includes the following sections in accordance with federal regulations:

- Resources: Funding sources available to address the state's needs and objectives;
- Activities: Method for distributing funds for activities that address needs and objectives;
- Geographic Distribution: Geographic areas to which the state will direct assistance;
- Homeless and Special Needs Activities: Plans to address homelessness and assist persons with special needs;
- Other Actions: Strategies to address underserved populations, foster and maintain affordable housing, remove barriers, and assist families in poverty;
- Summary of Public Comments: Comments made on the Action Plan and DECD and/or DSS responses;
- Applications for Assistance: HUD Form SF-424 for the HOME, SC/CDBG, ESG, and HOPWA Programs; and
- Certifications: General and program specific certifications as required by HUD.

III. Citizen Participation

In accordance with Connecticut's Citizen Participation Plan, DECD solicited public input in developing the 2010-11 Action Plan. Two public hearings to gather public input and concerns on housing and community development needs throughout the state were held by DECD in Rocky Hill on October 5, 2009, and in Hamden on October 8, 2009.

DECD also solicited input on the draft 2010-11 Action Plan through a 30-day public comment period from April 30, 2010 to June 1, 2010. DECD held three public hearings in Hartford on May 13, 2010, in Bridgeport on May 14, 2010, and in Coventry on May 18, 2010. The legal notices and a copy of the draft plan were posted on the DECD web site.

DECD notified all municipal chief elected officials and the state's Regional Planning Organizations about the dates, times and locations of the Action Plan public hearings and of the timing of the commentary period. All parties were directed to the DECD web site for a copy of the draft 2010-11 Action Plan and the draft 2010-15 ConPlan. DECD also submitted the draft Action Plan and public hearing/public commentary schedules to members of the state legislature who sit on committees of cognizance over matters related to housing, economic and community development and state finances.

Comments received during the public hearings and public commentary period, and DECD and/or DSS response to said comments, will be included in the final version of this document.

A. Other Outreach

There are other ways in which DECD gathers information and input on what Connecticut needs to consider when developing affordable housing. There are meetings of approximately 70 state boards and commissions that the Commissioner and various staff (on behalf of the Commissioner) attend. These groups focus on economic development, mental health, other social service issues, and transportation; DECD is invited to attend because of the link to housing and community development. The exchange of ideas and feedback on the state's efforts around affordable housing (for

example, supportive housing), as well as innovative thinking and programming, are often a result of the connections with these groups.

DECD's SC/CDBG Program staff provided outreach during FY 2008-09 by conducting the following workshops for program applicants: Application Workshop and Fair Housing/Civil Rights. In addition, significant technical assistance was made available to grantees regarding the department's SC/CDBG Program competitive application funding process.

DECD's HOME Program staff provided outreach during FY 2008-09 through the following workshops: Community Housing Development Organization (CHDO) Recertification, and Fair Housing. HOME Program staff, conducted training workshops on the new "Consolidated Application" for DECD and CHFA funds during FY 2008-09.

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IV. Federal Requirements

A. Resources

Federal and state resources, which will be used during this Action Plan's FY to address the needs and strategies identified in the 2010-15 ConPlan, are found in the program-specific sections of this report. This Action Plan provides a plan for expending FY 2010-11² funds for the following programs:

Small Cities Community Development Block Grant (SC/CDBG)	\$ 14,692,943
HOME Investment Partnerships (HOME)	\$ 13,342,837
Emergency Shelter Grants (ESG)	\$ 1,165,370
Housing Opportunities for Persons with AIDS (HOPWA)	\$ 286,319

Refer to Table 1 for a listing of the state and federal resources that are available to support the state's housing and community development activities. While the State cannot anticipate what other public or private funds may become available to support the programs, activities and strategies discussed here, the State will maximize the use of any such resources as they become available. The State is committed to making the most efficient and effective use of all resources. Connecticut's 2010-15 ConPlan outlines how the State plans to leverage HOME, SC/CDBG, ESG, and HOPWA funds against other sources of funding.

B. Activities

The state's methods of distributing funds and carrying out activities funded by HUD are described in the program-specific sections that follow. HOME funds are available on a year-round basis through an "open" enrollment application process. SC/CDBG funds will be administered through a competitive application funding process, except Section 108 projects. Please refer to the HOME and SC/CDBG Program sections of this document for more detail on these activities.

² Please note that the funding amounts represented for each program are subject to congressional/federal action, which could affect an increase, reduction or elimination of the funding amounts noted.

C. Geographic Distribution

All communities of the state are eligible for funding in accordance with program requirements. Funds under both the SC/CDBG and HOME Programs will be available to all eligible communities. Communities with greater needs may be given higher priority.

D. Homelessness and Other Special Needs Populations

The homeless and other special need populations are described in detail in the “Needs Assessment and the Homelessness” sections of the ConPlan. Strategies to address these needs are listed in the “Strategies” section of the ConPlan. A general description of state and federal resources can be found in the “Institutional Structure” section of the ConPlan.

E. Other Actions

The strategies to address underserved populations, to foster and maintain affordable housing, to remove barriers, and to assist families at or below the poverty level are discussed in the “Strategies” section of the ConPlan. A general description of state and federal resources can be found in the “Institutional Structure” section of the ConPlan.

1. The Connecticut Housing Finance Authority (CHFA) annually reviews the Federal Low Income Housing Tax Credit Qualified Allocation Plan to assure consistency with state policies described in this Action Plan.
2. CHFA also considers the preservation and redevelopment of state-assisted housing stock in the awarding of Federal Low Income Housing Tax Credits.
3. The State of Connecticut will continue to address the reduction of lead-based paint hazards in a manner consistent with current activities at the DECD. These include but are not limited to the following:
 - a. DECD will continue its efforts to reduce the hazards of lead-based paint through a coordinated outreach effort to provide lead-based paint hazard reduction information to rehabilitation and construction contractors.
 - b. DECD will continue its association with selected contractors to administer a comprehensive rehabilitation effort through a one-stop process for housing

rehabilitation activities including, but not limited to, addressing lead-based paint hazard reduction, code violations, and energy conservation improvements. Funding continues to be available from the state funded Energy Conservation Loan Program, as well as the Removal of Hazardous Materials from Residential Structures Program.

- c. DECD abides by HUD's requirements for notification, evaluation, and reduction of lead-based paint hazards in federally-owned residential properties and housing receiving federal assistance (Lead Safe Housing Regulation at 24 CFR Part 35). In addition, DECD will also follow the Renovation, Repair and Painting Program (RRP) which becomes effective April 22, 2010. The Environmental Protection Agency (EPA) is requiring that lead-safe work practices are followed when work is performed on pre-1978 housing and child occupied facilities. Firms will be required to be certified, their employees must be trained in use of lead-safe work practices and lead-safe work practices that minimize occupants' exposure to lead hazards must be followed. Pre-renovation requirements are already in effect, including the distribution of EPA pamphlets to the owner and occupants before renovation starts, including adult representatives for children in child-occupied facilities, and posting informational signs describing the nature, location and dates of the renovations.
- d. DECD will also support and work with DPH on the implementation of its 'Healthy Homes Initiative' which has been designed to promote and mainstream healthy housing principles to ensure that Connecticut's housing supply is dry, clean, pest-free, ventilated, safe, without contaminants, maintained and accessible.

V. Program Activities

A. HOME Investment Partnerships (HOME) Program

The State of Connecticut will continue its effort to strengthen the abilities of state and local governments to expand and preserve the supply of decent, safe, sanitary, and affordable housing with the use of FY 2010-11 HOME funds. All HOME Program assisted rental and home ownership units will meet all program guidelines for income eligibility.

DECD will invest in the production of affordable housing through new construction or rehabilitation only when it determines that the units produced will remain affordable for the minimum required time period (15 years) under the HOME Program. DECD, at its discretion, may extend the affordability period beyond the minimum required by the HOME Program. If HOME funds are used for homebuyers, the state will abide by the guidelines for resale and recapture as required in Section 92.254 of the HOME Investment Partnerships Program Consolidated Final Rule.

Pursuant to Sec. 92.218-92.222 of the HOME Final Rule, the Participating Jurisdiction (PJ) incurs a 25% matching obligation for the HOME funds it expends. The State of Connecticut (PJ) will use state funds as its match.

The state is also seeking to expand access to affordable housing through the utilization of partnerships with stakeholders and other funding organizations that leverage non-state resources for development or preservation of affordable housing. Geographically, HOME funds will be available to all 169 communities. DECD will accept applications for all HOME Program eligible activities with the exception of Tenant Based Rental Assistance (TBRA).

1. FY 2010-11 Resource Allocation Plan for the HOME Program

The FY 2010-11 HUD allocation to DECD for the HOME Program is anticipated to be \$13,342,837. HOME funds are subject to availability from the federal government. If changes to this distribution become necessary, procedures outlined below will be observed in making those changes. DECD will use 10% of its annual HOME

allocation for program administration. A minimum of 15% of the annual allocation will be set-aside for Community Housing Development Organizations (CHDO) as required by federal law.

FY 2010-11 Allocation	\$	13,342,837
State Administration (10%)	\$	1,334,283
CHDO Set-aside (15%)	\$	2,001,425
Subtotal	\$	3,335,708
Allocation available for other eligible activities	\$	10,007,129

2. Reprogramming of Funds

During the FY, DECD may recapture funds from previous fiscal years from:

- Non-performing grantees;
- Grantee's underutilized funds; and
- Program income generated by grantees.

Funds may be reallocated during the FY based on demand and/or emergency situations. In the event that additional funds are allocated that affect Connecticut's initial allocation and/or are recaptured from other states and reallocated to Connecticut during the FY, these funds will be distributed in accordance with the Action Plan guidelines in effect as of the date of reallocation.

3. Debt Refinancing

For non-profit developers, DECD may also utilize HOME funds to refinance existing debt or to retire bridge financing provided the following conditions are met:

a. Refinancing of Existing Permanent Debt (applies only to nonprofit developers):

DECD may permit the use of HOME funds toward the cost of fully or partially refinancing an existing permanent mortgage loan on rental property provided, in the opinion of the Commissioner, the following conditions are met:

- The rehabilitation of the housing must be the primary eligible activity. Therefore, the cost of the rehabilitation of the housing must equal or exceed \$25,000 per HOME-assisted unit;
- The housing has not been previously financed with HOME funds;

- A review of the management practices of the applicant must demonstrate that the proposed rehabilitation is not the result of dis-investment in the property by any entity involved in the application for HOME funds;
- A review of the proposed operating budget for the project must demonstrate that both the cost of the refinancing and the needed rehabilitation of the project can be met and still result in the affordability of the units to HOME-eligible tenants for a period of 15 years or the term of the refinancing, whichever is longer;
- When compared to the refinancing terms being proposed, the loan being refinanced must have:
 - An interest rate higher than the proposed refinancing; or
 - A repayment term that is longer than the proposed refinancing; or
 - A lump-sum repayment requirement (a balloon payment);
- Priority may be given to projects located in a neighborhood identified in a neighborhood revitalization strategy under 24 CFR 91.215(e)(2), a federally-designated Empowerment Zone or Enterprise Community, a state-designated Neighborhood Revitalization Zone, or Neighborhood Stabilization Program; and
- The activity does not involve the refinancing of a multifamily loan made or insured by any state or federal program, including the SC/CDBG Program.

b. Grants or Loans to Pay Off a Bridge Loan (applies only to nonprofit developers):

DECD may permit the use of HOME funds for the repayment of all or part of any reasonable bridge loans secured by a nonprofit developer to pay for project costs necessarily incurred prior to the availability of HOME or other financing. Such expenses may include the cost of acquisition of real property, real estate options and feasibility studies which, in the opinion of the Commissioner, were necessary to the development of the project. Any services paid for with such a bridge loan that will be repaid with HOME funds must be for HOME-eligible expenses. The applicant must have secured all services in accordance with a DECD approved procurement plan.

4. Resale and Recapture Guidelines

In compliance with 24 CFR Part 92.254 (a)(5), Qualification as Affordable Housing/Homeownership, DECD will require that a deed restriction or restrictive covenant be placed on each property assisted with HOME funds to enforce the affordability requirements. For homeowner rehabilitation projects DECD will look to recapture all or a portion of the subsidy during the period of affordability. For homebuyer projects, DECD may utilize HOME funds to assist homebuyers provided the following resale and recapture requirements are met:

- **Affordability Period:** The minimum affordability period is established by HUD based on the amount of HOME financial assistance in each unit; however, the applicant may request, or DECD may require, a longer affordability period in neighborhoods that are experiencing rapidly appreciating housing costs. A neighborhood with “rapidly appreciating housing cost” is one where, at the time of application, housing costs are increasing at a rate beyond the rate for housing costs contained in the Consumer Price Index;
- **Direct Subsidy (also referred to as):** Buyer’s subsidy consists of any financial assistance that reduces the purchase price from fair market to an affordable price, or otherwise subsidizes the purchase (e.g., downpayment or closing cost assistance, subordinate financing);
- **Development Subsidy (also referred to as):** Developer’s subsidy is provided to the developer and is the difference between the cost to create or rehabilitate

housing and the market price. While the subsidy does not go directly to the homeowner, it helps make development of an affordable home feasible;

- **Affordability Enforcement:** In compliance with 24 CFR Part 92.254(b), DECD will require recapture provisions for all homeowner rehabilitation projects to be applied to HOME Program assisted properties in the form of a mortgage to ensure recapture and a restrictive covenant to ensure affordability. For HOME Program assisted homebuyer projects, HOME Program rules require that a resale and/or subsidy recapture restriction be applied to the units. If the sole HOME Program financial assistance to a unit is a developer's subsidy (not combined with a buyer's subsidy), then the only type of restriction permitted is a resale restriction;
- **Resale Restrictions:** A resale restriction requires the resale of the unit to HOME Program qualified homebuyers throughout its affordability period. Successful use of this restriction requires imposition of a deed restriction or a restrictive covenant at the initial sale and diligent oversight and assistance at the time of resale. Because of this obligation, DECD normally will not permit resale restrictions unless the sponsor has a long-standing history in owning and/or managing affordable housing. A "long-standing history" means at least 10 years;
- **Subsidy Recapture:** A subsidy recapture requires that the resale of a HOME Program assisted ownership unit or a homeowner rehabilitation unit during the affordability period trigger a repayment of the HOME Program subsidy that the buyer received when they originally purchased the unit. Subsidy recapture may be structured so that it is reduced using the following formula:

$$\text{Yearly Reduction} = 1 / \#$$

where # equals the number of years of affordability required.

Thus, if the affordability period is 15 years, each year the amount of subsidy subject to recapture decreases by 1/15. However, in no event shall the subsidy recapture calculation result in a repayment greater than that which would have resulted in calculating the net sales proceeds with a pro-rata share to the owner based on the original purchase; and

- **Choice of Enforcement Method:** DECD, working with the applicant for financial assistance, will determine which of the two enforcement mechanism will be used.

However, the specific method must be selected prior to the start of the program. If, in the sole determination of DECD, the applicant for financial assistance does demonstrate adequate experience; then the subsidy recapture method of enforcement will be utilized.

5. HOME Final Rule, 24 CFR Part 92

DECD has made the following policies with regard to the requirements outlined in the HOME Final Rule.

- Income Determinations, § 92.203B - DECD has selected the Section 8 definition for annual income for its HOME program.
- Eligible Activities, § 92.209 - DECD will allow all HOME Program eligible activities with the exception of Tenant Based Rental Assistance (TBRA).
- Match, § 92.218 et seq. - The State of Connecticut (PJ) will use state funds as its match.
- Maximum Per Unit Subsidy Limits, § 92.250 - DECD adheres to the HOME statute and the HOME regulation at 24 CFR 92.250(a) which limits the amount of HOME funds that a PJ may invest in a HOME-assisted unit. The maximum HOME per-unit subsidy limit is the basic Section 221(d)(3) mortgage limit for elevator-type projects, by bedroom size.
- Property Standards, § 92.251 - All assisted units (new and/or rehab) must be local or state building code, as well as Model Energy Code for new construction. The housing must meet the housing quality standards in 24 CFR 982. 401.
- Maximum Mortgage Limits, § 92.254(a)(2)(iii) - DECD uses the Single Family Mortgage Limits under Section 203 (b) of the National Housing Act, as amended from time to time.
- Resale/Recapture, § 92.254 - If HOME funds are used for homebuyers, the state will abide by the guidelines for resale and recapture as required in Section 92.254 of the HOME Investment Partnerships Program Consolidated Final Rule.

If HOME funds are only used to assist an eligible low-income homebuyer to acquire one unit in single-family property containing more than one unit and the

assisted unit will be the principal residence of the homebuyer, the affordability requirements of this section apply only to the assisted unit.

If HOME funds are also used to assist an eligible homebuyer to acquire one or more of the rental units in the single-family housing, the affordability requirements of § 92.252 apply to assisted rental units, except that DECD may impose resale or recapture restrictions on all assisted units (owner-occupied and rental units) in the single family housing. If resale restrictions are used, the affordability requirements on all assisted units continue for the period of affordability. If recapture restrictions are used, the affordability requirements on the assisted rental units may be terminated, at the discretion of DECD, upon recapture of the HOME investment.

If HOME funds are used to assist only the rental units in such a property then the requirements of § 92.252 would apply and the owner-occupied unit would not be subject to the income targeting or affordability provisions of § 92.254.

- Relocation, Sec. 92.253 pursuant to 49 CFR 24 - Applicants considering activities that will trigger displacement or conversion must submit a completed Relocation Plan that conforms to federal Uniform Relocation Assistance and Real Property Acquisition Policies Act (URA) requirements at 42 USC 4201-4655 and 49 CFR Part 24. Federal law governing relocation will apply to projects utilizing HOME and SC/CDBG funds, except where Connecticut law imposes more stringent requirements. Furthermore, Connecticut General Statutes (CGS) § 8-37z reads in part that “... the Commissioner of Economic and Community Development shall ensure that the involuntary displacement of persons and families residing in any single-family or multifamily dwelling, which displacement occurs in connection with any housing or community development project or economic development project receiving state financial assistance under any program administered by the commissioner under the general statutes, is reduced to the minimum level consistent with achieving the objectives of such program....”

- Program Income, Sec. 92.503 - All program income shall be remitted to DECD who shall be solely responsible for its reallocation in accordance with applicable program rules.
- 30% Rule - HOME rents are set in accordance with HOME Rent Limits as published from time to time by HUD, and assume the target income group can pay at 30% of their income. For homeownership, a homebuyer's payment of principal, interest, taxes, insurance and association fees (if applicable) cannot exceed 30% of the household's anticipated gross annual income, unless they are receiving a mortgage from an approved government program that has a higher ratio such as VA, FHA, USDA or CHFA.
- Income Limits, Sec. 92.252 - DECD adheres to the basic or "capped" HOME Program Income Limits as calculated and published by HUD annually.
- Rent Limits, Sec. 92.252 - DECD adheres to the basic HOME Program Rent Limits as calculated and published by HUD annually.

6. Application Process for the HOME Program

DECD will continue to accept applications for the HOME Program under the "open" enrollment application process: applications may be accepted on a continuing basis year-round, for as long as funds continue to be available. DECD reserves the right to cease accepting applications at any time that all available funds have been committed; applications will be rejected at that time and applicants will be warned to proceed at their own risk.

- All requests for funding must be submitted directly to the DECD's Office of Housing Development and Finance.
- Prospective applicants may be invited to complete the new Consolidated Application in accordance with the DECD's administration of the HOME Program.
- Staff will review the new Consolidated Application and any attached materials to determine if the project/activity meets minimum program eligibility and threshold requirements. Minimum program eligibility and threshold requirements include applicant's experience with the HOME Program and/or other public financing,

and current status of existing contracts with DECD and CHFA. Applications that do not meet basic eligibility and threshold requirements will be rejected for funding.

- Depending on the nature of the proposed activity, site inspections may be conducted by DECD staff. An evaluation of the site's feasibility will be completed and considered as part of the review process.
- All applications, and any attached materials throughout the application process, may be reviewed and evaluated by senior staff in the Office of Housing Development and Finance.
- Applications will be considered against financial and qualitative issues, including but not limited to:
 - Financial feasibility;
 - Reasonableness to proceed to construction;
 - Financial leveraging and firm financial commitments;
 - Social and economic impact on the neighborhood, community, region and state as defined in the strategies and priorities outlined in the ConPlan;
 - Level of consistency with DECD's responsible growth criteria including compliance with the state's current Conservation and Development Policies Plan (C&D);
 - Fair Housing and Equal Opportunity Compliance;
 - Number of current open contracts;
 - Current projects' expenditure rates; and
 - Prior audit or monitoring performance.
- Final recommendations to the Commissioner will be based on the overall quality of the application as well as fund availability.
- Approved applicants will receive notification from the Commissioner's office.
- If the application is not approved, senior staff will advise the applicant of the rejection in writing and identify the reasons for the rejection.

7. Program Eligibility and Threshold Requirements

- Eligible applicants: As defined by HUD program regulations;

- Applicant capacity: Previous experience with the HOME program and/or other public financing, quality of work product, efficiency and effectiveness in project management;
- Number of open contracts with the DECD: Applicants with three or more open contracts (not pending closeout within six months of application), regardless of funding source, will be rejected;
- Eligible activity: Only those activities eligible under the appropriate federal acts will be funded;
- Statement of compliance with all program requirements: Applicants must be in compliance with all existing DECD assistance agreements and cannot be in default under any CHFA or HUD-administered program (Waiver provision available in extraordinary circumstances);
- Consistency with ConPlan: Applicant must identify how the project is consistent with the goals and strategies of the ConPlan; and
- Fair Housing and Equal Opportunity Compliance: Applicant must provide a certification/demonstration of compliance with all fair housing and equal employment opportunities obligations/guidelines.

For information regarding evaluation criteria considered in the application approval process, please refer to “C. Evaluation Criteria for HOME and SC/CDBG Programs” on page 33 of this document.

B. Small Cities Community Block Grant (SC/CDBG) Program

1. FY 2010-11 Resource Allocation Plan for SC/CDBG Program

The FY 2010-11 allocation to DECD for the SC/CDBG Program is anticipated to be \$14,692,943. SC/CDBG funds are subject to availability from the federal government. If changes to this distribution become necessary, procedures outlined below will be observed in making those changes. DECD will use \$100,000 plus 2% of the award for its administration of the SC/CDBG Program. DECD will also use up to 1% of the award for technical assistance activities including technical assistance training sessions for grantees and handbooks for use by local governments.

FY 2010-11 Allocation	\$	14,692,943
State Administration (2%)	\$	293,858

Additional \$100,000 State Administration	\$	100,000
Technical Assistance (1%)	\$	146,929
Subtotal	\$	540,787
Urgent Need (up to \$500,000)	\$	500,000
Allocation available for all other eligible activities	\$	13,652,156

2. Reprogramming of Funds

During the FY, DECD may recapture funds from previous fiscal years. Any reprogrammed funds obtained during the FY will be reallocated as noted above. Recaptured funds may come from:

- Non-performing grantees; and
- Grantee's underutilized funds.

Funds may be reallocated during the FY based on demand and or emergency situations. In the event that additional funds are allocated that affect Connecticut's initial allocation and/or are recaptured from other states and reallocated to Connecticut during the FY, these funds will be distributed in accordance with the Action Plan guidelines in effect as of the date of reallocation.

3. Activities

Communities funded under the SC/CDBG Program can undertake a wide range of activities in the areas of housing, economic development, community facilities, and public services; provided each activity meets one of the three national program objectives, see #4 below. This section contains a listing of the specific eligible activities as defined by HUD and also contains a review of expressly ineligible activities that SC/CDBG Program grantees are in no circumstances allowed to carry out.

Eligible activities include:

- Acquisition of real property;
- Clearance (including assessment and remediation of known or suspected environmentally contaminated sites), rehabilitation, reconstruction, and construction of buildings;

- Code Enforcement;
- Disposition of real property;
- Economic development assistance to for-profit business;
- Energy efficiency/conservation;
- Housing services;
- Loss of rental income;
- Micro-enterprise assistance;
- Planning and capacity building;
- Program administrative costs;
- Public facilities and improvements;
- Public services;
- Relocation assistance;
- Removal of Architectural Barriers (commonly called ADA Improvements); and
- Technical assistance.

Any activity not specifically authorized in the list of eligible activities will be considered to be ineligible for assistance under the SC/CDBG Program.

Ineligible activities include:

- Buildings for the general conduct of government (except ADA improvements);
- Faith-based assistance used for primarily religious activities;
- Income payments;
- New construction of permanent residential structures; and
- Political activities.

4. The Housing and Community Development Act of 1974 (as amended)

The primary objective of the Act, as amended, is the development of viable urban communities by providing decent housing, a suitable living environment and expanding economic opportunities, principally for families and persons of extremely low-, low- and moderate-income. In order to meet these objectives, the federal government has established three National Objectives for the SC/CDBG Program. Every activity must meet one of the three national objectives listed below:

- To benefit extremely low-, low- and moderate-income families;

- To aid in the prevention or elimination of slums or blight; and
- To alleviate existing conditions that pose a serious and immediate threat to the health or welfare of the community (Urgent Need).

Communities can meet a national objective through one of the following:

- Extremely Low-, Low- and Moderate-Income Benefit:
 - Area benefit (e.g., streets and sidewalks), where at least 51% of the population in the defined area is of extremely low-, low- and moderate-income; or
 - Limited clientele (e.g., seniors or handicapped persons); or
 - Direct benefit (e.g., housing rehabilitation and job creation).
- Slum and Blight:
 - Prevention or elimination on an area basis; or
 - Prevention or elimination on a spot slum and blight basis.
- Urgent Need:
 - Sudden and unexpected need;
 - Threat to the health and welfare of the community;
 - Occurred within 18 months; and
 - No other funds available.

5. Community Revitalization Strategies (CRS)

In 1996, HUD established criteria, which allowed states to approve a locally determined strategy for revitalizing an area that is among the community's most distressed. In order to provide some incentive for communities to undertake such revitalization, the SC/CDBG Program regulations provide certain benefits for the use of SC/CDBG funds in such an area. DECD will apply the same criteria to communities eligible for the SC/CDBG Program.

A community that is interested in undertaking of a Community Revitalization Strategy (CRS) must submit a request to DECD prior to applying for SC/CDBG funds. A community's revitalization strategy must be designed to provide for the economic empowerment of extremely low-, low- and moderate-income residents of a particular area that is among the community's most distressed. It must also provide for other

long-term improvements within a reasonable period of time. Therefore, the CRS must clearly describe how it meets the following criteria:

- **Boundaries:** A community must identify the neighborhood's boundaries for which the CRS applies. All areas within the boundaries must be contiguous;
- **Demographic Criteria:** The designated area must be a primarily residential area that contains at least 51% Low- and Moderate-Income (LMI) residents. However, a community may not utilize the area benefit presumption authorized by 24 CFR 570.483(e)(5)(i) or the aggregation of housing units authorized by 24CFR 570.483 (e)(5)(ii) unless it meets the additional demographic criteria outlined in 24 CFR 570.483(b)(1)(v). Communities that intend to utilize the area benefit presumption or the aggregation of housing units must provide DECD with the census data needed to support the LMI percentage and poverty rate in the designated area;
- **Consultation:** The community must describe how the CRS was developed in consultation with the area's stakeholders, including residents, owners/operators of businesses and financial institutions, nonprofits, and community groups that are in or serve the neighborhood;
- **Assessment:** The CRS must include an assessment of the economic conditions of the area and an examination of the opportunities for economic development improvement and the problems likely to be encountered;
- **Economic Empowerment:** There must be a realistic development strategy and implementation plan to promote the area's economic progress focusing on activities to create meaningful jobs for the unemployed extremely low-, low- and moderate-income residents of the area as well as activities to promote the substantial revitalization of the area; and
- **Performance Measures:** The CRS must identify the results to be achieved, expressing them in terms that are readily measurable, in the form of benchmarks.

In order to avoid an unnecessary burden for the community in describing its CRS, the community may refer to specific portions of other documents that the community must provide to DECD. Additional data may be required if the referenced documents do not contain sufficient data to determine that each of the criteria has been met.

A community with an approved Neighborhood Revitalization Zone (NRZ) pursuant to Connecticut General Statutes Chapter 118, Sec. 7-600 may use the strategic plan developed for the NRZ as the CRS as long as any additional information required by DECD is also provided.

Once a CRS is approved, the community is eligible for the following incentives:

- Job Creation/Retention as an Extremely Low-, Low- and Moderate-Income Area Benefit: Job creation/retention activities undertaken pursuant to the CRS may be qualified as meeting area benefit requirements, thus eliminating the need for a business to track the income of the persons that take or are considered for such jobs;
- Aggregation of Housing Units: Units assisted pursuant to the CRS may be considered to be part of a single structure for purposes of applying the extremely low-, low- and moderate-income national objective criteria, thus providing greater flexibility to carry out housing programs that revitalize neighborhoods;
- Aggregate Public Benefit Standard Exemption: Economic development activities carried out under the strategy may be exempt from the aggregate public benefit standards, thus increasing a community's flexibility for program design as well as reducing its record-keeping requirements; and
- Public Service Cap Exemption: Public services carried out pursuant to the CRS by a Community Based Development Organization (CBDO) will be exempt from the Public Services federal funding cap.

6. Section 108 Community Development Loan Guarantee Program (Section 108)

Section 108 Loan Guarantees are an extension of the SC/CDBG Program and provides a source of financing for economic development, housing rehabilitation, public facilities, and large-scale physical development projects, in accordance with Section 108 of the Housing and Community Development Act of 1974, as amended. The program is designed to assist non-entitlement local governments (eligible communities) with eligible large-scale projects that address public needs and that could not otherwise advance without the loan guarantee.

Guaranteed by HUD and backed by the full faith and credit of the United States Treasury, Section 108 Notes are issued to investors through private underwriters. Section 108 funds are offered to eligible communities in the form of loans that must be repaid in full. Under this provision of the SC/CDBG program, for any projects approved under this provision, the state pledges its future SC/CDBG funds as the ultimate repayment source in case of repayment default by the loan recipients.

The state's participation in the Section 108 program does not commit any funding to any local government. HUD will make the ultimate decisions regarding any local government applications for Section 108 loans. All Section 108 projects must meet all applicable CDBG requirements and result in significant employment and/or benefit for extremely low-, low- and moderate-income persons. Projects that already have an alternate source of financing under another program will generally not be considered for Section 108 loans unless the available funds are not sufficient to meet the project's needs. Section 108 program regulations are found at 24 CFR Subpart M-Loan Guarantees, Sections 570.700 to 570.711. All Section 108 projects will be required to provide additional security and demonstrate that the Section 108 borrowing can be paid back.

a) Direct 108 Loan Applications by Eligible Communities:

Eligible communities can apply directly for Section 108 loans with the approval of DECD. The loan requirements and eligible activities will be the same as described for the pilot program outlined below. However, the citizen participation requires that the details of any proposed loan be included in an amendment to the Annual Action plan.

Proposals for Section 108 loans may be accepted by DECD throughout the year and will be evaluated on project merits by a review team. Communities will be requested to complete a pre-application, which will enable DECD to determine that the proposal meets federal eligibility and feasibility criteria. Proposals will be accepted for large-scale housing rehabilitation, housing development, site preparation, infrastructure and economic development. The amount of funds committed to a particular project will be based on financial need and public benefit relative to risk.

b) Section 108 Loan Pilot Program (DECD as principal borrower):

In previous years, an eligible community had to directly apply to HUD for Section 108 loans after consultation with the state. Section 222 of the Omnibus Appropriations Act, 2009 is an interim rule (expires September 30, 2010) that expands the provisions of Section 108. Section 222 authorizes DECD to be the principal borrower for Section 108 loans on behalf of its non-entitlement communities while pledging its future SC/CDBG funds. As a pilot, DECD intends to utilize the provisions of Section 222 to apply for 108 loans to fund large-scale economic development projects in the state in 2010. The loans will be distributed to eligible communities or multi-jurisdictional consortia that would be responsible for repayment of the loans. The eligible communities may further transfer the loan and the repayment obligation to a private business or developer, arranging for adequate collateral as loan security.

Under the Pilot Program, proposals will be accepted, exclusively for large-scale economic development projects proposing mixed land uses. Regional multi-jurisdictional collaborations and/or transit-oriented developments are strongly encouraged.

DECD's Proposed Loan Details.

The following describes DECD's plan:

- DECD will be applying for a \$20 million line of credit, however, only up to \$3 million will be awarded in this pilot round. The amount of funds committed to a particular project will be based on financial need and public benefit relative to risk;
- The minimum loan guarantee amount to any non-entitlement community or project will be \$1 million;
- The maximum loan guarantee amount to any eligible community or project will be \$3 million. DECD reserves the right to approve loan approvals exceeding \$3 million for projects that could provide extraordinary public benefit, job creation, and private investment. In no event will the amount of commitments received by

any one public entity exceed the limits contained in CFR §570.705(a) or up to five times the amount of its last CDBG grant less the amounts of any unpaid balances previously guaranteed;

- Currently, neither the state nor the non-entitlement communities have any outstanding Section 108 loan obligations;
- DECD pledges its current and future SC/CDBG grants as security for the Section 108 loan.
- Maximum loan term shall not exceed 20 years;
- All Connecticut communities that are eligible for SC/CDBG grants can apply for the Section 108 loans. Multi-jurisdictional consortia may also apply for regional projects;
- DECD will use a selection process to decide which projects will receive the loans. DECD will select only projects that prove to be capable of generating sufficient revenue to meet the projects debt service obligations;
- Only the activities described later in the section will be approved by DECD for Section 108 loans;
- All project activities will have to meet the SC/CDBG national objectives criteria as described in CFR § 570.208: benefit extremely low-, low- and moderate-income persons, aid in the elimination or prevention of slums or blight, and/or meet urgent needs of the community;
- A part of the loan may also be used by DECD for any issuance, underwriting, and other debt financing costs, setting up of a debt reserve fund, or interest payments;
- All DECD loan applications are subject to HUD approval process;

Section 108 Pilot Program Loan Requirements

Eligible communities that wish to take advantage of DECD's proposed Section 108 Pilot Program need to satisfy the following loan requirements. These requirements are applicable to the Section 108 Pilot Program. Requirements associated with the state's Small Cities program are described in XXX :

- Eligible communities will have to take responsibility for loan repayment and provide adequate collateral as agreed upon with DECD and HUD;

- Each project will be reviewed and collateral determined on a case by case basis;
- Repayment feasibility must be guaranteed;
- If the eligible community plans to transfer the loan to a private entity, adequate collateral such as a lien on the property or equipment would need to be retained and assigned to HUD. The collateral requirements would be decided and approved on a case to case by DECD and HUD;
- Each project must demonstrate at least 10% equity participation with the exact share determined on a case by case basis;
- Section 108 loan funds cannot constitute more than 50% of total project costs;
- Eligible communities are not allowed to include their soft costs (application preparation and administration) under the Section 108 financing. The communities must find their own sources to pay for these costs;
- At least 70% of all proposed beneficiaries and/or jobs created as a result of a project funded by Section 108 loans must be created for persons defined as extremely low-, low- and moderate-income.
- A proposed economic development project should result in a minimum of one (1) permanent fulltime job equivalent (FTJE) for every \$35,000 of Section 108 loan funds or provide goods or services to residents of an area such that the number of extremely low-, low- and moderate-income persons residing in the areas served by the assisted businesses amounts to at least one extremely low-, low- and moderate-income person per \$350 of CDBG funds used (see 24 CFR §570.209 for more details).

Eligible Activities Proposed to be Assisted by DECD (CFR § 570.703).

Under the Section 108 Pilot Program, eligible communities can apply for Section 108 loans to assist in any of the following project activities:

- a. Acquisition of improved or unimproved real property, including acquisition for economic development purposes;
- b. Rehabilitation of real property owned or acquired by the public entity or its designated public agency;
- c. Relocation payments and other relocation assistance for individuals, families, businesses, nonprofit organizations, and farm operations who must relocate

permanently or temporarily as a result of an activity financed with guaranteed loan funds, where the assistance is:

(1) Required under the provisions of §570.606(b) or (c); or

(2) Determined by the public entity to be appropriate under the provisions of §570.606(d).

- d. Clearance, demolition and removal, including movement of structures to other sites and remediation of properties with known or suspected environmental contamination, of buildings and improvements on real property acquired or rehabilitated pursuant to paragraphs a. and b. above. Remediation may include project-specific environmental costs not otherwise eligible under CFR §570.205;
- e. Site preparation, including construction, reconstruction, installation of public and other site improvements, utilities, or facilities (other than buildings), or remediation of properties (remediation can include project-specific environmental costs not otherwise eligible under CFR §570.205) with known or suspected environmental contamination, which is, either related to the redevelopment or use of the real property acquired or rehabilitated pursuant to activities a. and b. above, or for an economic development purpose;
- f. Payment of issuance, underwriting, servicing, trust administration and other costs associated with private sector financing of debt obligations under the 108 program;
- g. Special economic development activities:
 - i. The acquisition, construction, reconstruction, rehabilitation or installation of commercial or industrial buildings, structures, and other real property equipment and improvements, including railroad spurs or similar extensions. Such activities may be carried out by the recipient or public or private nonprofit sub-recipients;
 - ii. The provision of assistance to a private for-profit business, including, but not limited to loans and other forms of support where the assistance is appropriate to carry out an economic development project, excluding those described as ineligible in CFR §570.207(a). In selecting businesses to assist under this authority, the recipient shall minimize, to the extent

practicable, displacement of existing businesses and jobs in neighborhoods; and

- h. A debt service reserve to be used in accordance with requirements specified in the contract entered into pursuant to CFR §705(b)(1).

Application Selection Process and Procedures.

Pre- Application. All eligible communities are invited to submit a pre-application to DECD by November 1, 2010. Since DECD has set a limit on the amount designated for the pilot round, it will be a competitive process. DECD will have an open application process after the pilot round (start date of the open process will be announced at a later time). DECD's generic pre-application forms or the current Small Cities Letter of Intent can be used and modified to include the following information:

- detailed project description including map showing project location
- Project participants and partners including names of lead applicant(s), leasing agencies, equity provider, source of permanent financing and owner of assets after project completion,
- project budget and requested loan amount;
- project activities proposed to be funded by the Section 108 loan,
- need and market assessment of the project,
- financial need (proof that other sources of finance were sought for before applying for Section 108 as per CFR § 570.704 (b) (4)),
- local and regional economic development benefits, including identification as a project prioritized by Comprehensive Economic Development Strategy (CEDS) and District Organizations of Economic Development Districts (EDD) created under Federal Department of Commerce, Economic Development Administration guidelines,
- consistency with the SC/CDBG program's national objectives,
- consistency with other public benefit requirements of Section 108 (job creation and benefits to extremely low-, low- and moderate-income people),
- proof of local government's, or private entity's, in case loan will be transferred, capability for repayment,
- proposed repayment plan identifying all sources of repayment,

- citizen's approval of project and loan obligations,
- in case of joint applications from multi-jurisdictional consortia, the agreement and terms for collaboration and the community designated to serve as lead applicant;
- municipality's SC/CDBG program history with DECD,
- property owner's approval,
- consistency with the state's responsible growth policies and federal USDOT and HUD sustainable communities' livability principles, and
- any other information that may help with the project and loan approval.

Communities or projects will be evaluated by a review team on project merits including but not limited to:

- need of the project and the extent of economic development benefits,
- consistency with the SC/CDBG programs' national objectives and program impact (number of jobs created or retained, Section 108 cost per job, and availability of jobs to extremely low-, low- and moderate-income persons),
- municipality's capability for loan repayment,
- quality of the proposed loan repayment plan,
- strength of collateral,
- degree to which the state's responsible growth criteria and HUD's livability principles are satisfied,
- support of mixed-use developments and regional partnerships, and
- past positive history of municipality/developer with DECD.

All final decisions are left to the discretion of the DECD Commissioner. If DECD approves the pre-application, the non-entitlement community or communities will be informed of the decision and will be instructed to submit a final application.

Final Application. If selected by DECD in the pre-application stage, the applicant will be provided with the final application documents and application instructions.

7. Application Process for SC/CDBG Program

Funding for the SC/CDBG Program will be available for all activities except "Urgent Need" through a competitive application (except for section 108 projects) funding round for FY 2010-11. DECD will provide adequate advance notice of fund availability and reserves the right to cease accepting applications at any time that all available funds have been committed. Based on funding availability and other considerations, DECD may limit the number of applications that can be submitted by a municipality in a funding round. Notification of such limitation will be included in DECD's notice of fund availability should DECD elect to set such a limitation. In the case of Urgent Need, DECD will accept applications on a first-come first-serve basis.

a. Program Eligibility and Threshold Requirements:

DECD has established the following standards for applicant eligibility:

- Eligible applicants: As defined by HUD program regulations;
- Eligible activity: Only activities, as defined in this plan are eligible;
- National Objective: Each proposed activity must meet at least one national objective and must be fully supported within the application;
- Citizen Participation: Applicant must provide certification of compliance with citizen participation criteria;
- Consistency with the ConPlan: Applicant must identify how the project is consistent with the goals and strategies of the ConPlan;
- Fair Housing and Equal Opportunity Compliance: Applicant must demonstrate compliance with all fair housing and equal employment opportunities obligations/guidelines;
- Statement of Compliance: Applicant must be in compliance with all existing department assistance agreements and cannot be in default under any CHFA or HUD administered program; and
- Expenditure Rates: 2009 grants need to have a signed contract in place. The 2008 grants must be 50% expended by May 31st, and the 2007 and earlier grants will need to be 100% expended. Grants older than the 2007 must be closed out with a certificate by the time the application is submitted. DECD has the right to waive the certificate for those grants older than 2007 should the certificate not be issued based on DECD's own close out schedule.

b. Application Evaluation Process:

DECD will conduct due diligence and evaluate all eligible applications using the evaluation criteria described herein. Depending on the nature of the proposed activity, site inspections may be conducted by DECD staff. An evaluation of the site's feasibility will be completed and considered as part of the final review. Staff review will include but not be limited to the following:

- Applicant capacity;
- Outstanding obligations (i.e. findings & concerns);
- Number of open contracts;
- Expenditure rates on open contracts;
- Program Income on hand;
- Other unique facts or circumstances;
- Need and marketability;
- Need for the activity;
- Local financial conditions;
- Project feasibility;
- Readiness to proceed;
- Site feasibility;
- Firm financial commitments, if applicable;
- Site control, etc.;
- Community impact;
- Extent to which the proposed activity supports the goals of neighborhood, local, regional, and state plans for housing and community development;
- Amount of leveraging included in the application;
- Level of consistency with DECD's responsible growth criteria including compliance with the state's current C&D plan; and
- Fair housing and equal opportunity.

For more information regarding evaluation criteria considered in the application approval process, please refer to Section C. "Evaluation Criteria for HOME and SC/CDBG Programs" on page 33 of this document.

c. Planning Only Grants:

Requests for funding are part of the competitive application process outlined above. Federal and state policy requires that all “Planning Only” grants develop plans that, if implemented, would meet the extremely low-, low- and moderate-income or slum and blight national objectives. To meet this requirement, Planning Only grants must be for a specific eligible activity. Communities are limited to one Planning Only grant request per program year in an amount not to exceed \$25,000. Total awards for Planning Only grants will not exceed 2% of the state’s annual allocation.

d. Economic Development:

Requests for funding are part of the competitive application process outlined above. Eligible communities or multi-jurisdictional applicants can assist businesses in meeting the national objective for extremely low-, low- and moderate-income benefit through job creation or retention. In addition to the criteria stated above, economic development activities must demonstrate the appropriateness of SC/CDBG funding; that the type and level of SC/CDBG Program financial assistance is reasonable in relation to the achieved public benefit; and that the level of financial assistance would not unduly enrich the business.

e. Public and State-Assisted Housing Modernization:

Requests for funding are part of the competitive application process outlined above. All applications for the rehabilitation of Public and State-Assisted Housing must meet the “readiness to proceed” criteria. To meet this criterion, owners must, at a minimum, have their preliminary architectural plans and drawings completed, including all necessary approvals, prior to application submission. This process will guarantee that the application is meeting all of the criteria of architectural review and will ensure the owners readiness to move forward at the time of award.

f. Senior Center Projects:

Applicants for Senior Center projects must meet the following threshold requirements to have their applications reviewed and scored:

- Provide evidence of site control [1] by the municipality, as attested to by the Mayor or Board of Selectmen,
- Provide documentation of 50% cash leverage from the municipality and the availability and commitment of any other funds necessary to complete the project, and;
- Provide one copy of the bid-ready plans [2] prepared by a licensed architect or engineer, a table of contents for the bid specifications and a letter signed by the project architect or engineer attesting to the fact that a complete set of specifications has been prepared and is bid-ready.

CDBG-assisted senior center projects funded in FY 2005 or later may not receive subsequent CDBG assistance for additional construction or reconstruction until five (5) years have passed since the grant closeout date with DECD. Communities seeking CDBG funds for senior center projects must also pass a resolution ensuring that the facility include a 15 year use restriction policy and that the facility will be used for seniors age 60 and above .

(1) Evidence of site control may include but is not limited to a deed, long-term lease agreement, purchase and sale agreement, or other contract or legal document.

(2) Bid-ready plans and specifications are those construction documents that constitute a presentation of the complete concept of the work including all major elements of the building and site design. The bid documents shall set forth in detail and prescribe the work to be done by the construction specifications; the materials, workmanship, finishes and equipment required for the architectural, structural, mechanical, electrical and site work; and the necessary solicitation information. Drawings shall include the following: a) Site plan showing the location and type of building; b) Scale plans of the building; c) Wall sections, details, and elevations in sufficient detail to serve as a basis for a construction estimate; d) All other required architectural, civil, structural, mechanical and electrical documents necessary to complete the project.

g. Funding Priorities:

Housing and economic development projects are considered funding priorities by the “State of Connecticut”. Applications for housing and economic development activities will receive 25 additional points when rated and ranked.

h. Program Income:

Program Income, which has been derived from eligible activities funded with SC/CDBG Program funds, may be used only for eligible SC/CDBG Program activities and in accordance with the provisions of Title I of the Housing and Community Development Act of 1974, as amended, 24 CFR Part 570.489(e), and the Manual. Program Income is defined as gross income received by a recipient (or sub recipient) that has been directly generated from the use of SC/CDBG Program funds. Program Income is the amount of revenue received in a single program year which is greater than or equal to \$25,000. If the \$25,000 threshold is not reached in a single program year, then such amount which is less than \$25,000 shall be classified as “Miscellaneous Revenue”.

- Unless the Municipality has an approved Program Income Reuse Plan on file with the State prior to submitting the Application for the Project, the Municipality must return all Program Income to the State. The Program Income Reuse Plan must have been approved on both the State and local

levels in compliance with all applicable requirements, including, without limitation, the requisite public hearing(s) prior to its being filed with the State. If the Municipality has an approved Program Income Reuse Plan on file with the State prior to submitting the Application for the Project, it has the option of retaining the Program Income and expending it in accordance with the Small Cities Program Income Guidelines and in accordance with requirements of the approved Program Income Reuse Plan; however, the Municipality must substantially expend its Program Income by the end of the Program Year, as defined in section 62 below. Accordingly, the State will consider a Program Income balance of \$50,000 or less at the end of the Program Year to be substantially expended. A Municipality is prohibited from accumulating excessive amounts of Program Income. Excessive amount shall mean a balance equal to or greater than \$50,001 which shall have been accumulated in a single Program Year. The Municipality will be required to disburse its Program Income prior to requesting additional funds or drawdowns for the same Program.

- Any Program Income and Miscellaneous Revenue must be reported quarterly to the State as part of the reporting process.
- At the end of the program year the grantee has four options for expending excess program income. The options are; (1) expend the excess program income before requesting additional grant funds if the grantee has a current grant and the activity was approved in the program income re-use plan, (2) request DECD's permission by completing a program income application to expend program income on an activity that was not approved in the program income re-use plan, (3) the grantees' request for a future grant if awarded will be reduced by the excess program income and (4) the grantee will be requested to return the excess program income to DECD if options one, two or three are not applicable.

i. Project Standards:

A town can request to exceed the amounts noted below if they submit a request letter and provide detail.

Residential Rehab	\$	300,000
Public Housing	\$	700,000
Public Facilities	\$	750,000
Streets & Sidewalks	\$	500,000
Planning Only	\$	25,000
Economic Development	\$	500,000
Urgent Need	\$	500,000

j. Final Recommendations:

Based on the overall quality of the application and compliance with the threshold and evaluation requirements, staff will make recommendations to the Commissioner. For competitive application funding rounds, the criteria above will be used to rate and rank all applications for major activities; and recommendations to the Commissioner's office will be based on this rating and ranking system. Applicants will receive written notification after final decisions have been made. Applicants that are not funded will be notified in writing and offered the option to have a debriefing meeting. The debriefing meeting will follow the DECD debriefing agenda and procedures.

C. Evaluation Criteria for HOME and SC/CDBG Programs

The following are categories of evaluation criteria and descriptions of factors that will be considered within each category.

1. Need and Marketability

The project must meet one or more of the priorities as outlined in the ConPlan. This category will consider: the overall housing and community development needs of the site; the neighborhood, the community, the municipality and the region in which the activity is proposed; the documented need for the specific activity proposed; the extent to which extremely low-, low- and moderate-income households will be served or will benefit; the extent to which health and safety issues apply; the extent to which

the proposal addresses the community's special needs housing and a market analysis of the proposed activity and waiting lists (if appropriate).

2. Project Feasibility

DECD must expend federal funds in a timely manner; therefore, priority shall be given to all projects that have a "ready to go" status. "Ready to go" means that necessary approvals are in place, such as permits, funding, certifications, etc. This category will consider distinct areas: site, development, and operational feasibility. Site feasibility will consider the environmental condition of the proposed activity, site control, current zoning and approvals, infrastructure condition and needs, the presence of hazardous materials, and historic preservation requirements. Development feasibility will consider project cost including total development cost, per unit cost and program cost ("soft cost"), proposed development budget, appraisals, funding commitments from other sources, amount of funding leveraged by HOME or SC/CDBG funds, the extent to which the HOME or SC/CDBG funds are used as gap financing or funding of last resort, relocation, project time line, and project readiness to proceed. Operational feasibility will consider proposed operating budget, proposed rents and/or purchase prices, the reasonableness of operating expenses including fees, and cash flow projections for the project.

3. Applicant/Sponsor Capacity

All applicants must meet all thresholds and be in full compliance with any and all assistance agreements with DECD and cannot be in default under any DECD, CHFA or HUD-administered program. This category will consider the applicant's success with previous DECD funded projects, development experience, experience of the development team and staff, management experience, performance in administering previous grants and/or loans from DECD, and performance in promoting fair housing and equal opportunities.

4. Community Impact

DECD will consider whether the project is part of a comprehensive planning process for the community, such as a Community Revitalization Strategy, Plan of Development or similar planning effort. The applicant must provide evidence of the planning effort supporting the project. This category will consider: the relationship

between the proposed activity and the other housing, economic and community development activities that are planned or underway in the impacted neighborhood; the relationship of the proposed activity to priorities identified in the municipality's or region's plan of development; the economic impact of the proposed activity; local government support for the proposed activity; neighborhood support for the proposed activity and if the proposed activity is located in a targeted investment area, such as a Neighborhood Revitalization Zone or Enterprise Zone.

5. Fair Housing and Equal Opportunity

DECD will consider the demonstration of a previously approved and active Fair Housing Plan, and the applicant's performance in achieving the goals of the plan. Applicants must submit a Fair Housing Plan that has been updated within the last two years and milestones/achievements as a result of the plan. The extent to which the proposed activity addresses elements in the state's Analysis of Impediments Action Plan will be considered. In addition, the department will also take into account whether the applicant adheres to an Equal Opportunity Plan, including a Section 3 Plan. This category will also consider the extent to which a proposal promotes racial and economic integration, the extent to which the proposal offers housing choice and opportunities to extremely low-, low- and moderate-income households and to persons with special needs, and the extent to which the proposed project reduces racial segregation. The Fair Housing category will only apply to housing proposals, while Equal Opportunity will be applied to all proposals.

6. Responsible Growth and Sustainable Livable Communities

Responsible growth³ includes economic, social and environmental development that incorporates land use and resources in ways that enhance the long-term quality of life for current and future generations of Connecticut residents. Responsible growth supports a vibrant and resilient economy and maximizes previous investments in infrastructure in Connecticut while preserving its natural resources, distinctive landscapes, historic structures, landmarks, and villages. DECD will give preference to projects that satisfy the following responsible growth criteria:

³ As per the Governor's Executive Order No. 15, DECD is actively adopting responsible growth principles in all its policies and programs.

- Conformance with the goals and development and conservation criteria of the C&D Plan for Connecticut;
- Have regional development emphasis or are result of regional collaborations;
- Reuses and rehabilitates existing property, infrastructure, and land;
- Are sited within existing developed areas and promote infill development;
- Are sited within existing public utilities service areas (water, sewer, etc.);
- For projects outside of public utility services areas, scaling down to use on-site systems, where practicable, to manage unplanned development of adjacent land;
- Promote transit-oriented development⁴;
- Promote the livable characteristics of the sustainable communities initiative⁵;
- Promote mixed-use⁶ development and compatible land uses (pedestrian-friendly with access to multiple destinations within close proximity of each other);
- Integrate sustainable building characteristics such as energy/water conservation, energy efficiency and "green" building into project design; and
- Avoid adverse impacts to natural and cultural resources and open space.

D. Compliance and Monitoring for HOME and SC/CDBG Programs

DECD will monitor applicants' compliance to program requirements in accordance with 24 CFR 92.508 and 24 CFR 570.492 for the HOME and SC/CDBG Programs respectively. Applicants will be notified in advance of any project monitoring. Applicants should be aware of the long-term compliance requirements associated with their respective projects in advance of accepting a contract for funding with DECD.

E. State and Federal Resources for DECD FY 2010-11

This table lists the levels of state and federal funding anticipated to be available in FY 2010-11. Please note that Connecticut's 2010-15 ConPlan outlines how the state plans to leverage SC/CDBG and HOME funds against other sources of funding. For more detail concerning how Connecticut leverages federal and state funds against each other

⁴ "Transit-oriented development" as defined in the June Special Session, Public Act No. 07-7 of the Connecticut General Assembly, is the development of residential, commercial and employment centers within one-half mile or walking distance of public transportation facilities, including rail and bus rapid transit and services, that meet transit supportive standards for land uses, built environment densities and walkable environments, in order to facilitate and encourage the use of those services.

⁵ HUD, the USDOT and the EPA have entered into a "partnership to help American families gain better access to affordable housing, more transportation options, and lower transportation costs while protecting the environment in communities". This initiative, known as the Sustainable Communities Initiative, is based on livability principles that emphasize integration of land use with transportation - See "HUD and Dot Announce Interagency Partnership to Promote Sustainable Communities", HUD Press Release No. 09-023, March 18, 2009

⁶ Mixed-use refers to a variety of land uses such as residential, retail, commercial, business, office, public, and recreational.

and against non-governmental funding sources, please refer to the Connecticut 2010-15 ConPlan and the Connecticut 2010-15 State Long-Range Housing Plan. Both of these documents are available on the DECD web site.

Table 1: DECD Anticipated State and Federal Funding			
ECONOMIC & COMMUNITY DEVELOPMENT (DECD)	STATE FY 2010-11	HUD FY 2010-11	TOTAL
HOME	\$ 0	\$ 13,342,837	\$ 13,342,837
SC/CDBG	\$ 0	\$ 14,692,943	\$ 14,692,943
Small Town Economic Assistance Program (STEAP)	\$ 0	\$ 0	\$ 0
Affordable Housing (Flex)	\$ 0	\$ 0	\$ 0
Remediation and abatement of Lead in Public Housing	\$ 0	\$ 0	\$ 0
Energy Conservation Loan Program	\$ 0	\$ 0	\$ 0
Energy Improvement Loans	\$ 0	\$ 0	\$ 0
Subsidized Assist Living Demonstration	\$ 2,166,000	\$ 0	\$ 2,166,000
Elderly Rental Registry & Counselor	\$ 598,171	\$ 0	\$ 598,171
Residential Service Coordinators	\$ 500,000	\$ 0	\$ 500,000
Fair Housing	\$ 325,000	\$ 0	\$ 325,000
Housing Assistance and Counseling	\$ 438,500	\$ 0	\$ 438,500
Elderly/Congregate Rental Assistance	\$ 2,389,796	\$ 0	\$ 2,389,796
Congregate Operating Subsidy	\$ 6,884,547	\$ 0	\$ 6,884,547
Urban Act (for housing)	\$ 15,468,863	\$ 0	\$ 15,468,863
Payment in Lieu of Taxes (PILOT)	\$ 2,204,000	\$ 0	\$ 2,204,000
Tax Abatement	\$ 1,704,890	\$ 0	\$ 1,704,890
Housing Trust Fund	\$ 0	\$ 0	\$ 0
HOME – CT	\$ 0	\$ 0	\$ 0
Deferred Maintenance of Public Housing	\$ 0	\$ 0	\$ 0
TOTAL FOR DECD:	\$ 32,679,767	\$ 28,035,780	\$ 60,715,547

Source: DECD, OFA, OPM

Table 2: CHFA Anticipated State and Federal Funding			
CONNECTICUT HOUSING FINANCE AUTHORITY (CHFA)	STATE FY 2010-11	FEDERAL FY 2010-11	TOTAL
Low Income Housing Tax Credit	\$ 0	\$ 7,700,000*	\$ 7,700,000
Housing Tax Credit Contribution	\$ 10,000,000	\$ 0	\$ 10,000,000
TOTAL FOR CHFA:	\$ 10,000,000	\$ 7,700,000	\$ 17,700,000

Source: CHFA * Amount is the estimated credit amount for calendar year 2009. Under Federal Statute state credit amounts are established annually by formula on a calendar year basis

F. Priority Objectives and Performance Goals

The 2009-10 Action Plan outlined DECD's proposed accomplishments of FY 2009-2010. These were based on the performance measurement system presented in the 2005-10 ConPlan which also incorporated HUD's Outcome Performance Measurement System.

The results for FY 2009-10 proposed accomplishments will be contained in the 2009-10 Performance Evaluation Report (PER).

Likewise the 2010-11 Action Plan outlines DECD's proposed accomplishments for FY 2010-11, based on the performance measurement system presented in the 2010-15 ConPlan. The results for FY 2010-11 proposed accomplishments will be contained in the 2010-11 Performance Evaluation Report (PER).

The states 2010-15 Consolidated Plan and subsequent Action Plans outline Goals, Objectives, Outcomes, Outputs and Indicators based on HUD's Outcome Performance Measurement System for Community Planning and Development Formula Grant Programs as contained in the Federal Register dated March 7, 2006 (Volume 71, Number 44). The state intends to make available HOME, SC/CDBG, ESG, and HOPWA funds to eligible recipients based on the priorities set forth in the state's 2010-15 ConPlan and this document as follows.

The state's long-term vision is that housing opportunities in Connecticut will be affordable, environmentally friendly and available to meet the needs of all its citizens. Housing is a key component of attaining and sustaining economic growth.

In order to address all the citizens needs in an era of constrained resources it is important to add new housing as well as preserve affordable housing presently serving households in need. Finally, it is important that all efforts, state and local, be undertaken consistent with responsible growth principles that will make the most efficient uses of energy, land, public infrastructure and other societal resources over the long-term.

The state will marshal its resources to address Connecticut's housing development, housing support, and community development needs through the application of Responsible Development and Sustainable Communities' Livability principles to promote responsible development by giving funding priority to projects that address multiple needs and leverage existing infrastructure and resources.

Responsible development as an overarching principle includes economic, social and environmental development that incorporates land use and resources in ways that enhance the long-term quality of life for current and future generations of Connecticut

residents. Responsible growth supports a vibrant and resilient economy and maximizes previous investments in infrastructure in Connecticut while preserving its natural resources, distinctive landscapes, historic structures, landmarks, and villages. As per the responsible development policy, DECD will give priority to projects that reuse or capitalize areas within built-up lands, existing commercial properties, and brownfields.

Sustainable Communities as an overarching principle emphasizes Connecticut's commitment to building and sustaining safe, livable, healthy communities and will encourage investment and development that strengthens and revitalizes communities by providing more choices for affordable housing near employment opportunities; more transportation options that lower transportation costs and shorten travel times; and improve and protect the environment. This activity is consistent with the recommended State Plan of Conservation and Development.

The state will endeavor to “bring opportunities to opportunity-deprived areas, and to connect people to existing opportunities throughout metropolitan regions”. To these ends, the state will affirmatively further fair housing in Connecticut through the identification of impediments to fair housing choice, within the state, and by taking appropriate actions to overcome the effects of any impediments identified. The DECD, CHFA and the Department of Social Services (DSS) will continue to carry out the state's fair housing strategy in order to promote equal housing opportunity for all of Connecticut's citizens and increase housing choice opportunities through the application of responsible development and livability principles and strategies.

The state will work to preserve and increase the supply of quality affordable rental housing available to low-and-moderate-income households and improve the ability of low-and-moderate-income residents to access homeownership opportunities and, within available resources, assist distressed households in maintaining homeownership.

The state will emphasize programs targeted at homelessness prevention and rapid re-housing and supportive housing as the primary means to prevent and end homelessness in Connecticut. The state will work to expand permanent supportive housing in Connecticut to break the cycle of long-term, chronic homelessness.

The state will work to revitalize communities by providing communities in need with:

- Assistance to undertake housing, community and economic development initiatives; and
- Assistance to help undertake community infrastructure, facility, and service projects affecting public health, safety and welfare.

The state will encourage the maximization of existing infrastructure and resources and the re-use of blighted and brownfield properties through the application of responsible growth principles and strategies and provide incentives for community revitalization efforts as per the state's responsible growth strategies and the growth management policies specified in the current C&D Plan.

Overarching Principles

Responsible Development

Responsible Development includes economic, social and environmental development that incorporates land use and resources in ways that enhance the long-term quality of life for current and future generations of Connecticut residents. Responsible growth supports a vibrant and resilient economy and maximizes previous investments in infrastructure in Connecticut while preserving its natural resources, distinctive landscapes, historic structures, landmarks, and villages. As per the responsible growth policy, DECD will give priority to projects that reuse or capitalize areas within built-up lands, existing commercial properties, and brownfields.

DECD will give preference to community and housing development/redevelopment projects that satisfy the following responsible growth criteria:

- Conform with the C&D Plan for Connecticut;
- Are sited within existing developed areas and promote infill development;
- Are sited within existing public utilities service areas (water, sewer, etc.);

- For projects outside of public utility services areas, scaling down to use on-site systems, where practicable, to manage unplanned development of adjacent land;
- Integrate transit-oriented development ;
- Integrate energy/water conservation, energy efficiency and "green" building design;
- Avoid adverse impacts to natural and cultural resources and open space; and
- Promote mixed-use development and mixed income development and compatible land uses (pedestrian-friendly with access to multiple destinations within close proximity of each other).

The state's responsible growth strategies directly related to affordable housing include supporting state programs such as the Housing for Economic Growth program (a.k.a. HOME Connecticut) and the Incentive Housing Zones for higher-density, mixed-income housing in downtowns and re-developed brownfields and former mills close to transit options and job centers. DECD also supports federal efforts by the U.S. Departments of Housing and Urban Development (HUD), Transportation (USDOT) and the Environmental Protection Agency (EPA) to promote mixed income housing near transit, known as the Partnership for Sustainable Communities.

Sustainable Communities

"The average working American family spends nearly 60 percent of its budget on housing and transportation costs, making these two areas the largest expenses for American families."

As referenced above, HUD, the USDOT and the EPA have entered into a "partnership to help American families gain better access to affordable housing, more transportation options, and lower transportation costs while protecting the environment in communities". This initiative, known as the Sustainable Communities Initiative, is based on the following "Livability Principles":

- Provide more transportation choices. Develop safe, reliable, and economical transportation choices to decrease household transportation costs, reduce our

nation's dependence on foreign oil, improve air quality, reduce greenhouse gas emissions, and promote public health.

- Promote equitable, affordable housing. Expand location- and energy-efficient housing choices for people of all ages, incomes, races, and ethnicities to increase mobility and lower the combined cost of housing and transportation.
- Enhance economic competitiveness. Improve economic competitiveness through reliable and timely access to employment centers, educational opportunities, services and other basic needs by workers, as well as expanded business access to markets.
- Support existing communities. Target federal funding toward existing communities—through strategies like transit oriented, mixed-use development, and land recycling—to increase community revitalization and the efficiency of public works investments and safeguard rural landscapes.
- Coordinate and leverage federal policies and investment. Align federal policies and funding to remove barriers to collaboration, leverage funding, and increase the accountability and effectiveness of all levels of government to plan for future growth, including making smart energy choices such as locally generated renewable energy.
- Value communities and neighborhoods. Enhance the unique characteristics of all communities by investing in healthy, safe, and walkable neighborhoods—rural, urban, or suburban.

This initiative is consistent with the state's responsible growth principles and policies. The state of Connecticut will work to align its funding and development policies and initiatives, as outlined in Executive Order 15 and Sections 4-124 (s) and (t) of the Connecticut General Statutes, with those of the Sustainable Communities Initiative. To these ends the Connecticut state departments of Economic and Community Development (DECD), Transportation (CTDOT) and Environmental Protection (DEP) have begun executive level meetings on integrating responsible growth and sustainable communities' livability principles and policies into their planning and funding processes and to align state programs, development initiatives and funding with those of the federal

sustainable communities initiative. Therefore, the state is including the “livability principles” along with its responsible growth principles in its overarching policies for housing and community development.

Overarching Goals

The overall goal of the community planning and development programs covered by this section of the plan is to develop viable urban communities by providing decent housing and a suitable living environment and expanding economic opportunities principally for extremely low-, low- and moderate-income persons. The primary means towards this end is to extend and strengthen partnerships among all levels of government and the private sector, including for-profit and non-profit organizations, in the production and operation of affordable housing.

Goals

1. Work To Ensure Decent Housing Is Available To All.

Decent housing includes assisting homeless persons to obtain appropriate housing and assisting persons at risk of becoming homeless; retention of the affordable housing stock; and increasing the availability of permanent housing in standard condition and affordable cost to low-income and moderate-income families, particularly to members of disadvantaged minorities, without discrimination on the basis of race, color, religion, sex, national origin, familial status, or disability. Decent housing also includes increasing the supply of supportive housing, which combines structural features and services needed to enable persons with special needs, including persons with HIV/AIDS and their families, to live with dignity and independence; and providing housing affordable to low-income persons accessible to job opportunities.

2. Work to Ensure That All of the State’s Residents Live in a Suitable Living Environment.

A suitable living environment includes improving the safety and livability of neighborhoods; increasing access to quality public and private facilities and services; reducing the isolation of income groups within a community or

geographical area through the spatial deconcentration of housing opportunities for persons of lower income and the revitalization of deteriorating or deteriorated neighborhoods; restoring and preserving properties of special historic, architectural, or aesthetic value; and conservation of energy resources.

3. Work to Ensure That All of the State's Residents Have Access to Economic Opportunities.

Expanded economic opportunities includes job creation and retention; establishment, stabilization and expansion of small businesses (including microbusinesses); the provision of public services concerned with employment; the provision of jobs involved in carrying out activities under programs covered by this plan to low-income persons living in areas affected by those programs and activities; availability of mortgage financing for low-income persons at reasonable rates using nondiscriminatory lending practices; access to capital and credit for development activities that promote the long-term economic and social viability of the community; and empowerment and self-sufficiency opportunities for low-income persons to reduce generational poverty in federally assisted and public housing.

Objectives, Outputs, Outcomes, and Indicators

Each goal is supported by specific objectives (objectives are either specific actions to be taken or specific milestones to be achieved) designed to help achieve the goal. Each of these objectives is, in turn, followed by an output a corresponding proposed outcome and an indicator. Outputs are the products of the activities undertaken to meet the objectives and Outcomes are the benefits that result from undertaking those activities. Indicators are the metric that will gauge the performance of the state in meeting the objectives and ultimately the goal to which they relate.

Basis for Assigning Priority

Each objective also has a proposed funding source (or sources), a targeted population and geographic target, and a priority rating. Each objective is supported by a brief discussion of the need/basis for assigning the priority and identifying obstacles to

meeting underserved needs summarized from the Needs Assessment and Housing Market Analysis sections of this plan.

Priority ratings were established after a thorough examination of Connecticut's housing and community development needs and the state's current and historical housing market. (See Needs Assessment and Housing Market Analysis sections). Based on the state's review of all relevant and available data, specific issues were selected and run through an internal screening at the Departments of Economic and Community Development and Social Services. Issues chosen to be assigned high priority funding status within this plan were selected based on three overarching factors: (1) the issue's relative demonstrated need (as identified in the needs assessment), (2) the availability of other funds to address the need and (3) the eligibility criteria of each of the four federal programs governed by this plan.

High Priority Needs and Funding

As stated above, only those issues deemed to be a high priority to the state have been identified in this plan. All other issues are, by default, deemed to be a lower priority in terms of federal funding attention.

This does not exclude the state from funding lower priority projects. The high priority designation serves to emphasize to the public, the areas in which the state will concentrate its efforts over the next five years, in terms of housing and community development. Further, it defines where the state will focus its usage of the federal funds accessed through the four state administered federal programs governed by this plan.

A proposed project that addresses a high priority need is not guaranteed funding based solely on the fact that it will address a high priority need. All projects funded by the state must be financially and logistically feasible as well as meet all of the eligibility criteria of the proposed funding source. When two or more projects are competing for funding dollars (all things being equal), the project addressing the high priority need will be given funding preference.

Note: for the purposes of this plan, "Other Funds" include all available state, federal or private funds other than those allocated to the state under the CDBG, ESG, HOME and HOPWA programs.

Geographic Targeting

The state will target its federal funds to certain geographic areas consistent with the priorities set in the recommended State Plan of Conservation and Development, except as prohibited by federal or state law. For example, the state's allocation of SCCDBG and ESG funds may only be used in non-entitlement areas. However, since there is a major emphasis on directing resources to areas in need of revitalization, resources will be focused, to the greatest extent possible, in targeted areas.

The existing Section 8 Voucher/Certificate, Section 8 Moderate Rehabilitation, Community Services Block Grant (CSBG), Federal Historic Tax Credits, and Federal Historic Preservation Grants are exempt from the state's geographic targeting.

The following federal resources will be directed toward specific geographic areas as described below:

- Emergency Shelter Grant (ESG) - Emergency Shelter Grant funds are awarded through a formula established by the federal government. The state's allocation of ESG funds may be used anywhere in Connecticut without restriction. Five jurisdictions (Bridgeport, Hartford, New Britain, New Haven and Waterbury) receive their own allocations of ESG funds directly from the federal government, thus are not eligible for the state allocation. Because of the nature of homelessness, the ESG program is exempt from PFA requirements.
- Rural Development (aka Farmers Home) Programs (All) - The U.S. Department of Agriculture's Rural Development Housing Programs were established to provide quality affordable housing to the nation's rural and farm communities. All Rural Development programs (502, 515, 523, etc.) are restricted for use in "rural areas" which include open country and places with populations of 50,000 or less.
- Home Investment Partnerships Program (HOME) - The HOME Program was established under the Cranston-Gonzalez National Affordable Housing Act of 1990.

The state's allocation of HOME funds may be used anywhere within the State of Connecticut.

- Federal Low-Income Housing Tax Credits (FLIHTC) - Federal Low-Income Housing Tax Credits may be used anywhere within the State of Connecticut. However, in accordance with federal law, states are required to develop allocation criteria that disperse the tax credits across the state through an IRS-approved competitive process. CHFA is Connecticut's tax credit administering agency and has an approved competitive process that allows points to be given to rental housing projects. CHFA's allocation plan must be consistent with the recommended State Plan of Conservation and Development.
- Small Cities Community Development Block Grant (SC/CDBG) – Small Cities Community Development Block Grant funds are awarded through a formula established by the federal government. The state's allocation of CDBG funds may not be used in the following jurisdictions: Bridgeport, Bristol, Danbury, East Hartford, Fairfield, Greenwich, Hamden, Hartford, Manchester, Meriden, Middletown, Milford Town, New Britain, New Haven, New London, Norwalk, Norwich, Stamford, Stratford, Waterbury, West Hartford, West Haven. These jurisdictions receive their own allocations of CDBG funds directly from the federal government and are not eligible for use of the state allocation designated for small cities.
- The majority of HOPWA dollars allocated to Connecticut are apportioned through the Eligible Metropolitan Statistical Area (EMSA) of Bridgeport, Hartford, New Haven and their surrounding areas. DSS receives a small amount of “Balance of State Dollars” and uses a request for qualifications process to fund two potential HOPWA providers in the eastern portion of our state, since the EMSA dollars do not cover Eastern Connecticut

Below is a summary of the Performance Measures as contained in the 2010-15 ConPlan, which serve as an outline of the annual accomplishments for the 2010-11 Action Plan.

Fair Housing and Housing Choice

Over the five-year period covered by the 2010-15 ConPlan, the state will focus its resources to achieve the following goals related to fair housing:

- Within budget appropriations, the DECD will continue to support the Connecticut Fair Housing Center with their efforts to assist the state of Connecticut to fulfill the recommendations in the State's Analysis of Impediments (AI) for state level action. Utilization of the Fair Housing Center has enabled the State to better address the objectives of the AI by increasing the access of people in the protected classes to the existing supply of affordable housing, expanding fair housing outreach and education activities, providing increased training of state employees, service providers, housing developers or other funding recipients in the area of fair housing/civil rights and increasing monitoring and enforcement of fair housing laws and policies within the State of Connecticut.
- DECD will continue to conduct regular monitoring of its funding recipients in the areas of civil rights and fair housing and enforcement.
- Update the Analysis of Impediments to Fair Housing Choice including the Action Steps for state and local governments.

Quality Affordable Housing

Over the five year period covered by the 2010-15 ConPlan, the state will focus its resources to achieve the following:

- With Regard to New Affordable Rental Housing
 - DECD will work to create 750 new quality affordable rental housing units.
- With Regard to New Homeownership Opportunities
 - DECD will work to create 300 new affordable homeownership opportunities.
 - CHFA will work to assist 13,500 to 15,000⁷ first time homebuyers.
- With Regard to Preserving Existing Affordable Rental Units

⁷ Conditioned upon the availability of funds and market conditions.

- DECD will work to preserve 1,000 existing affordable rental housing units.
- With Regard to Maintaining Homeownership
 - DECD will work to maintain homeownership for 400 households.
- With Regard to CHFA multifamily housing development mortgage programs and tax credit equity funding programs to fund the new construction, rehabilitation and preservation of affordable rental housing
 - CHFA will work to fund the development and/or preservation of 3,200⁸ units

The above referenced figures are based on historic program performance, current unit production costs and anticipated financial resources.

It is important to note that funded activities can fulfill multiple objectives of the Consolidated Plan. Also, multiple programs and funding sources are often used/combined to fund projects/units. As such an aggregation of the unit/project counts noted below would be an overstatement of what the state of Connecticut can achieve with available resources.

To achieve the aforementioned Five Year Affordable Housing Objectives the state will endeavor to undertake a combination of the following activities, initiatives and specific objectives:

Objective 1:

Enhance suitable living environments for extremely low-, low- and moderate-income through Fair Housing and Housing Choice.

Output:

- DECD will complete the update of the Analysis of Impediments (AI) by end of year two of this plan.

⁸ Conditioned upon the availability of funds and market conditions.

- Within available resources, fund the activities of the Fair Housing Center related to outreach and education with an emphasis on preventing discrimination and increasing housing choice opportunities annually.
- Improved availability/accessibility and affordability by promoting and funding at least one inter-municipal or regional partnership for a housing and/or community development project that benefits extremely low-, low- and moderate-income persons/households to increase housing choice and economic opportunities.
- Continue to fund mobility counseling/tenant education programs to encourage/assist/educate approximately 8,500 DSS Section 8 and State Rental Assistance and Transitional Rental Assistance program participants with moves to areas of de-concentrated poverty annually.
- Support the upgrading of existing infrastructure within areas where the majority of residents are of low-and-moderate-income to increase housing choice and economic opportunities.
- Support up to four infrastructure projects per year to include reconstruction of streets, sidewalks, water lines, and drainage problems in predominately low-and-moderate-income areas annually.
- Improve availability/accessibility by supporting the construction and/or rehabilitation and/or expansion of nine existing public facilities that primarily serve low-and-moderate-income persons, including but not limited to: transitional housing, battered women shelters, daycare centers, and efforts to meet the needs of the physically handicapped population by supporting projects designed to make current facilities accessible or to provide new-handicapped accessible facilities annually.
- Support fair housing education/outreach activities/actions to address illegal discrimination, to include DSS continuing to fund mobility counseling/tenant education programs to encourage/assist/educate DSS Section 8 and State Rental Assistance program participants with 100 moves to areas of de-concentrated poverty annually.

Outcome:

- Improved availability/accessibility by supporting fair housing education, outreach activities, programs and actions to address illegal discrimination and expand housing opportunities.

Indicator(s):

- Complete update of the AI by end of year 2 of this plan
- Number of fair housing educational and outreach opportunities achieved
- Increased housing choice for low-and-moderate-income residents.
- Number of regional projects funded that promote fair housing and further the State's fair housing efforts.
- Support at least one inter-municipal or regional housing project.
- Create incentives for municipalities to collaborate on projects.
- Number of infrastructure projects conducted per year.
- Number of DSS Section 8 and State Rental Assistance program participants educated through this program that move to areas of de-concentrated poverty.
- Number of DSS Section 8 and State Rental Assistance program participant moves that represent a census tract improvement of at least 10 points; from a higher concentrated area to an area of lower concentrated poverty.

Objective 2:

Enhance suitable living environments and create decent affordable housing.

Output:

- Produce up to 750 newly constructed rental units that serve extremely low-, low- and moderate-income households using federal HOME and/or state housing programs.
- Rehabilitate up to 1,000 rental units that serve extremely low-, low- and moderate-income households using federal CDBG/HOME and/or state housing programs.

- Produce up to two newly constructed homeowner units that serve low-and-moderate income households using federal HOME and/or state housing programs.
- Rehabilitate up to 400 homeowner units that serve low-and-moderate income households using federal CDBG/HOME and/or state housing programs.
- Improve affordability by promoting and supporting mixed-income development projects in areas that currently under-serve extremely low-, low- and moderate-income income households.
- Support the moderate rehabilitation of existing single-family homes (a single family home is defined as a one to four unit owner occupied residential structure).
 - CDBG program – Support up to four single-family moderate rehabilitation projects each year in CDBG program eligible communities.
 - State Housing programs - Support up to four single-family moderate rehabilitation projects each year in suburban communities.
- Creation of multifamily housing
 - HOME program- Produce up to 75 to 125 units of new multifamily housing in areas of need each year.
 - State Housing programs - Produce up to 75 to 100 units of new multifamily housing in areas of need each year.
- The CHFA multifamily housing development mortgage program will work to fund the development and/or preservation of units of multifamily housing.
- Through the adaptive re-use of historic structures, create and/or preserve residential units using federal CDBG/HOME and/or state housing programs.
- Identify properties most at risk of being lost to the affordable market.
- Support energy conservation/efficiency projects that would primarily serve low-and-moderate-income persons by funding housing projects each year that improve energy efficiency using federal and/or state housing and/or weatherization programs.

Outcome:

- Expansion of rental and homeowner housing and Sustainable Community activities completed that serves low-and-moderate income households.

Indicators:

- Number of newly constructed units
- Number of rehabilitated units
- Number of rental units
- Number of homeowner units
- Number of single-family moderate rehabilitation projects completed each year.
- Number of single-family units rehabbed each year.
- Number of new multifamily housing units created in areas of need
- Number of residential units created by re-use of historic structures
- State, Federal and private resources leveraged
- Number of energy efficiency projects completed each year
- Number of at risk properties identified
- Number of mixed income developments

Objective 3:

To enhance suitable living environments through financial intermediaries

Output:

- Provide economic opportunities in the form of rent subsidies to enhance suitable living environments.

- Provide economic opportunities in the form of mortgage assistance to enhance suitable living environments.
- Improve affordability by continuing to use CHFA's multifamily housing development mortgage programs and tax credit equity funding programs to fund the new construction, rehabilitation and preservation of affordable rental housing units consistent with this needs and priorities established in this Plan annually.
- Maintain mortgage lending and equity funding programs to fund up to approximately 800⁹ units annually based on recent program experience, with an estimated 400-500¹⁰ units funded through the Low Income Housing Tax Credit program and the balance through the issuance of tax-exempt bonds or other bonds for development and expiring use preservation, based on the availability of these resources, financial market conditions, demand for financing and the availability of other necessary capital and operating subsidy required to attain feasibility. Use these debt and equity funding programs to leverage state, federal and private resources to the extent possible.
- Implement a Location Efficient Mortgage (LEM) program to be administered by CHFA. The LEM program provides state-backed relief in mortgage premiums based on proximity to urban areas. The LEM program combines a low down payment, competitive interest rates and flexible criteria to encourage families to attain homeownership in proximity to transit annually.
- Continue CHFA's homeownership mortgage programs to expand homeownership generally, with an emphasis on targeted areas with lower rates of homeownership; and continue statewide special programs and initiatives to maintain homeownership.
 - Maintain CHFA efforts to expand homeownership through assisting approximately 2,700 to 3,000¹¹ first time homebuyers each year during the five year period based on recent program history and the availability of mortgage capital for this purpose.
 - Maintain lending in the State's federally targeted urban areas to a minimum of 30% of all mortgages purchased by CHFA each year.

⁹ Conditioned upon the availability of funds and market conditions.

¹⁰ Conditioned upon the availability of funds and market conditions.

¹¹ Conditioned upon the availability of funds and market conditions.

- Build program and investment partnerships with local stakeholders that maximize the use of CHFA's current program and leverage local, state and federal resources.
- Continue efforts to help distressed homeowners maintain ownership.
- Create a homestead exemption whereby purchasers of homes within designated urban areas may receive state income tax reductions. The exemption will apply to first-time homebuyers and be considered for home purchases in targeted urban areas with the goal of increasing homeownership and neighborhood stability. To support this effort CHFA mortgage programs will be used, when possible, to encourage moderate and higher income households to move into urban neighborhoods in need of revitalization annually.
- Grant priority consideration to creating flexible mechanisms that include gap financing and regulatory relief so that the production of affordable homeownership units can be significantly increased throughout the state. Produce affordable homeownership units through increased funding flexibility and reduce regulatory burden.
- Coordinate grants and loans from the Housing Trust Fund, Affordable Housing (AHP) and HOME programs, treating each pool of funding as a source of flexible capital. This allows developers to seek 'subsidized' capital from a pool of funds and put all parts of the capital structure of a housing project together while mitigating uncertainty and delays.
- Develop housing projects by allowing developers to seek subsidized capital from a pool of flexible capital.
- Promote and leverage transit oriented development, mixed-use development, brownfield redevelopment and other responsible development principles and strategies as a means to enhance suitable living environments and expand access to rental and homeowner housing that serves low-and-moderate income households.

Outcome:

Expansion of access to rental and homeowner housing that serves low-and-moderate income households.

Indicators:

- Number of rent subsidies
- Number of mortgage assistance
- Number of at risk properties identified
- Strategies for mitigating the potential loss of units
- Number of homeowners assisted.
- Number of mortgages purchased annually in federally targeted urban areas.
- Number of program and investment partnerships created.
- Number of new families that attained homeownership in proximity to transit by implementing the LEM program.
- Leverage of CHFA's current program and leverage of local, state and federal resources.
- Number of moderate and high income households encouraged to move to urban neighborhoods through the creation of a homestead tax exemption.
- Number of rental housing units constructed, rehabbed or preserved using CHFA's multi-family housing development mortgage programs and tax credit equity funding programs.
- Number of housing units funded using CHFA's Low Income Housing Tax Credit Program and tax-exempt bonds
- Number of housing projects developed through pools of flexible capital
- Number of affordable homeownership units produced thru flexible mechanisms and regulatory relief.

GEOGRAPHIC DISTRIBUTION & RELATIVE PRIORITY			
Objective	Funding Source	Targeted Population	Geographic Target
Objective 1	HOME, State, Section 8	Low-Mod Income	Statewide

Objective 2	HOME, State, CHFA, CDBG, State/Federal Weatherization Programs	Low-Mod Income, CHFA Targeted Populations	Statewide, CHFA Targeted Areas, CDBG Eligible Communities, Statewide
Objective 3	HOME, State, CHFA	Low-Mod Income, CHFA Targeted Populations	Statewide, CHFA Targeted Areas,

PUBLIC HOUSING

GOAL

Provide decent housing and enhance suitable living environments for residents of public housing.

It is important to note that funded activities can fulfill multiple objectives of the Consolidated Plan. Also, multiple programs and funding sources are often used/combined to fund projects/units. As such an aggregation of the unit/project counts noted below would be an overstatement of what the state of Connecticut can achieve with available resources.

The unit counts presented in relation to the Public Housing Objectives enumerated below are not in addition to the unit counts stated in the Affordable Housing section of this plan. As stated above funded activities can fulfill multiple objectives. Also, multiple programs and funding sources are often used/combined to fund projects/units. In order to fulfill the stated Public Housing Goal the state will endeavor to undertake a combination of the following activities, initiatives and specific objectives:

Objective 1:

Address the housing needs of residents of public housing through preservation of existing housing units and additional rent subsidies.

Output:

- Preserve federally assisted housing units annually by working with current owners and prospective purchasers of these projects to retain them in service to low-income households over the long-term with a focus on projects nearing the end of their current mortgage service periods and those in need of capital reinvestment to provide quality

rental housing through a new extended use period using financing from the Affordable Housing Program/Housing Trust Fund/Housing Sustainability Fund.

- Invest in the maintenance/rehabilitation/modernization of 200 existing publicly-assisted rental housing units annually to preserve them as a long-term resource using federal funding such as the CDBG or HOME Program.
- Continue to offer loans, within available CHFA resources, to local housing authorities to fund capital needs. Continue to offer capital funding for the redevelopment of portfolio properties annually through the CHFA mortgage and tax credit programs. Seek and develop opportunities to leverage additional funding from federal and private sources for these purposes.
- Preserve 2,850 state financed elderly rental units through the Weatherization Assistance Program (WAP) over three years (programs duration).
- Encourage local public housing authorities and DSS to respond to all notices of funding availability from HUD to increase the supply of Federal Section 8 Vouchers by 50 new vouchers annually.

Outcome:

- New/improved availability/accessibility and affordability in public housing.

Indicators:

- Number of at risk properties identified each year
- Number of public housing units preserved/rehabilitated annually
- Number of units and properties redeveloped and maintained via capital funding each year.
- Number and amount of new funding opportunities identified and developed annually
- Number of existing publicly-assisted rental units preserved through weatherization. each year

- Number of new Section 8 vouchers each year.

GEOGRAPHIC DISTRIBUTION & RELATIVE PRIORITY			
Objective	Funding Source	Targeted Population	Geographic Target
Objective 1	State CDBG HOME CHFA Section 8 WAP	Low-Mod Income, CHFA Targeted Populations	State-Wide, CHFA Targeted Areas, CDBG Eligible Communities

HOMELESSNESS PREVENTION & SUPPORTIVE HOUSING

GOALS

Enhance suitable living environment, create decent housing, and provide economic opportunities for extremely low- low- and moderate-income persons and address the shelter, housing and service needs of the homeless, those threatened with homelessness with an emphasis on preventing homelessness.

It is important to note that funded activities can fulfill multiple objectives of the Consolidated Plan. Also, multiple programs and funding sources are often used/combined to fund projects/units. As such an aggregation of the unit/project counts noted below would be an overstatement of what the state of Connecticut can achieve with available resources.

Objective 1:

Enhance suitable living environments to expand homeless prevention rapid re-housing program (HPRP) services. The reoccurrence of homelessness is reduced and those experiencing homelessness are quickly transitioning into permanent housing. Additionally homelessness is averted for those individuals and families in danger of becoming homeless.

Output:

- Utilize the Beyond Shelter program and Counselors in Shelters program, administered by the DSS, to reduce the reoccurrence of homelessness by assisting families who are leaving homeless shelters and transitional living programs to achieve housing stability by providing support services.

- Establish and convene the Statewide Homelessness Prevention and Rapid Re-housing Operations Advisory Committee. The Committee is comprised of DSS, 6 regional and 5 municipal HPRP programs and municipal representatives.
- Participate in Connecticut Coalition to End Homelessness' Homelessness Prevention Taskforce and use the information gained to create a sustainable housing based system that will prevent/quickly end homelessness among families and individuals in crisis in the future.
- Review operational aspects of implementing HPRP program to identify “what’s working” and “what’s not working” to increase efficiency and eliminate duplication.
- Increase number of clients served by DSS, DCF and DHMAS through homeless prevention, rapid re-housing and follow-up services (including but not limited to outreach and transitional services such as supported living, case management, and substance abuse treatment).

Outcome:

- New and improved availability and accessibility through HPRP.

Indicator(s):

- Number of homelessness reoccurrences among DSS assisted families leaving shelters and transitional living programs.
- Increases in efficiency or elimination of duplications identified.
- Alternative means to addressing homelessness achieved.
- Number of clients served by DSS, DCF and DHMAS through homeless prevention, rapid re-housing and follow-up services is increased and increase number of client cases closed, settled or resolved by 50 per year, over five years in order to expand services.

Objective 2:

Enhance suitable living environments that assist families and individuals to remain in permanent housing.

Output:

- Maintain the state-funded Eviction Prevention program that assists families and individuals to remain in permanent housing.
- Increase the supply of permanent supportive housing opportunities for individuals and families experiencing homelessness or at risk of becoming homeless, particularly those with special needs by providing financing for renovation of existing buildings. Create 150 new supportive housing units over the next five years.

Outcome:

- New and improved sustainability in permanent housing for risk families and individuals

Indicator(s):

- Funding level and dollars committed to the Eviction Prevention program.
- Number of at risk families and individuals assisted and remain in permanent housing as a result of the program.
- Number of supportive housing units created.
- Number of rental subsidies.

Objective 3:

Support a regional approach to ending homelessness in Connecticut through the Ten Year Plans to End Homelessness that are presently in place.

Output:

- Coordinate funding opportunities to assist in achieving the strategies outlined in the Ten Year Plans to End Homelessness.

Outcome:

- New and improved availability and accessibility of housing to prevent and reduce homelessness through long range planning.

Indicator(s):

- Number of funding opportunities that addressed specific strategies outlined in the Ten Year Plans to End Homelessness.

Objective 4:

Maintain the state’s network of “Homeless Shelters.”

Output:

- Continue to fund “Homeless Shelters” across the state.

Indicator(s):

- Funding leveraged (beyond ESG)
- Number of shelters DSS funds(ESG)
- Number of beds & type (men, women, children)-ESG
- Number of clients(ESG)
- Number of services/type(ESG)

GEOGRAPHIC DISTRIBUTION & RELATIVE PRIORITY			
Objective	Funding Source	Targeted Population	Geographic Target
Objective 1	HPRP, State, HOME	Extremely Low, Low-Mod Income	State-Wide
Objective 2	HPRP, State, HOME, TANF	Extremely Low, Low-Mod Income	State-Wide
Objective 3	HPRP, State, HOME,	Extremely Low, Low-Mod Income	State-Wide
Objective 4	ESG, State	Extremely Low, Low-Mod Income	State-Wide

OTHER SPECIAL NEEDS

GOAL

Create decent housing and a suitable living environment and economic opportunities for low- and moderate-income persons with special needs and address the shelter, housing and service needs of persons with special needs.

It is important to note that funded activities can fulfill multiple objectives of the Consolidated Plan. Also, multiple programs and funding sources are often used/combined to fund projects/units. As such an aggregation of the unit/project counts noted below would be an overstatement of what the state of Connecticut can achieve with available resources.

Special Needs - General

Objective 1:

Coordinate the efforts of state agencies and quasi-public entities involved in housing and the provision of social services to increase the availability of supportive housing by using state and federal resources effectively.

Output:

- Interagency Council and/or Interagency Committee meets regularly to insure coordination of efforts and identifies resources and prioritizes production and preservation of permanent supportive housing.

Outcome:

- Coordination between state agencies is increased, maintained and sustained leading to more efficient, timely and targeted use of resources which will ultimately lead to more special needs persons being assisted.

Indicator(s):

- Identification of resources and plan for production and preservation.

Objective 2:

Support and promote the coordination of multiple agency resources and inter-agency cooperation.

Output:

- Utilize the state's current Long Term Care Plan as a blueprint for coordination of services.

Outcome:

- Coordination between state agencies is increased, maintained and sustained leading to more efficient, timely and targeted use of resources which will ultimately lead to more special needs persons being assisted.

Indicator(s):

- Was the state's Long Term Care Plan used as a blueprint for coordination of services.

Objective 3:

Link permanent housing, employment and support services, and rental subsidies to meet the needs of each individual by providing appropriate services which anticipate client needs and address changes in age, health, income and other circumstances. These actions will ensure long-term housing stability and independence.

Output:

- The number of clients who are provided appropriate services increases over five years.

Outcome:

- Coordination between state agencies is increased, maintained and sustained leading to more efficient, timely and targeted use of resources which will ultimately lead to more special needs persons being assisted.

Indicator(s):

- Number of clients that received appropriate services.
- Year over year change of the number of substance abuse clients that received appropriate services.

GEOGRAPHIC DISTRIBUTION & RELATIVE PRIORITY			
Objective	Funding Source	Targeted Population	Geographic Target
Objective 1	State	Low-Mod Income	State-Wide
Objective 2	State	Low-Mod Income	State-Wide
Objective 3	State	Low-Mod Income	State-Wide

Elderly and Frail Elderly

Objective 1:

Create a continuum of affordable housing with support services and increase the supply of permanent supportive housing so that the disabled can live independently within their community of choice.

Output:

- The number of support services provided to client populations is increased and the accessibility of services by client populations is increased.
- The number of supportive housing units in the state is increased.

Outcome:

- New/Improved Affordability.
- Elderly and frail elderly persons are able to live within their community of choice in quality, accessible, affordable housing.

Indicator(s):

- Number of support services provide to client population.
- Number of clients being served by each program.
- Number of clients receiving multiple services.
- Year over year change in number of clients being served.

Objective 2:

Increase the number of elderly and frail elderly clients served by DSS.

Output:

- Increase client caseload by ten per year.

Outcome:

- More elderly and frail elderly state residents will receive assistance and be able to live independently longer with a higher quality of life.

Indicator(s):

- Number of new client cases managed.

GEOGRAPHIC DISTRIBUTION & RELATIVE PRIORITY			
Objective	Funding Source	Targeted Population	Geographic Target
Objective 1	State/HOME	Low-Mod Income	State-Wide
Objective 2	State	Low-Mod Income	State-Wide

Persons with Disabilities

Objective 1:

Increase the number of linkages among federal agencies, state agencies and consumers in providing resources to continue the successful keeping of families and those individuals with

disabilities together, through placing them in stable living situations and providing them with appropriate counseling and other supportive services.

Output:

- Number of linkages among Federal agencies, state agencies and consumers is maintain and/or increased.

Outcome:

- Families and those individuals with disabilities kept together and receive appropriate counseling and other supportive services which ultimately increases their quality of life.

Indicator(s):

- Number of families and those individuals with disabilities kept together through placing them in stable living situations and providing them with appropriate counseling and other supportive services.

Objective 2:

Increase the accessibility of DMHAS provided client support services connected to affordable housing for individual with disabilities.

Output:

- The number of individuals with disabilities receiving DMHAS support services tied to affordable housing is increased.

Outcome:

- Accessible, affordable housing is made available to individuals with disabilities that require it. State and federal resources designed to aid disabled persons are coordinated and leveraged increasing the quality of life for the recipients.

Indicator(s):

- Number of DMHAS clients with disabilities accessing services and affordable housing.

- Measured decrease in average wait period to receive services and affordable housing.
- Year over year change in the number of individuals with disabilities accessing services and affordable housing.

Objective 3:

Continue to provide for accessibility modifications.

Output:

- Accessibility modifications for ten to 25 housing units per year are funded.

Outcome:

- New/Improved Availability/Accessibility.
- The supply of housing accessible to the disabled is increased providing more housing options for the disabled allowing them to live with in the community of their choice.

Indicator(s):

- Number of accessibility modifications funded.

Objective 4:

Expand accessibility modification activities to: 1) specifically target persons with disabilities who are ready and willing to leave nursing facilities and return to community living; 2) provide a full range of supportive services, including but not limited to employment training, social, health, recreational, housing and transportation services to ensure successful transition and long-term independence.

Output:

- \$250,000 in bond funds are provided to do accessibility modifications for persons leaving nursing facilities.
- Section 8 Housing Choice Voucher preference for up to 50 eligible persons in support of the Nursing Home Transition Initiative is established.

Outcome:

- Independent living is restored to all those capable of living independently with the aid of appropriate support services. This will ultimately lead to lower costs to the state and increase the quality of life for these individuals.

Indicator(s):

- Number of projects completed.
- Number of persons enabled to return to independent living as a result of accessibility modifications being made.
- Number of eligible persons transitioning from nursing homes provided Section 8 Housing Choice Vouchers.

Objective 5:

Create a continuum of affordable housing with support services and increase the supply of permanent supportive housing so that the elderly can live independently within their community of choice.

Output:

- The number of support services provided to client populations is increased and the accessibility of services by client populations is increased.
- The number of supportive housing units in the state is increased.

Outcome:

- New/Improved Affordability.
- Independent living will be maintained for all those capable of living independently with the aid of appropriate support services. This will ultimately lead to lower costs to the state and increase the quality of life for these individuals.

Indicator(s):

- Number of support services provide to client population.
- Number of clients being served by each program.
- Number of clients receiving multiple services.
- Year over year change in number of clients being served.
- Number of new supportive housing units created.

GEOGRAPHIC DISTRIBUTION & RELATIVE PRIORITY			
Objective	Funding Source	Targeted Population	Geographic Target
Objective 1	State	Low-Mod Income	State-Wide
Objective 2	State	Low-Mod Income	State-wide
Objective 3	State/HOME/ CDBG	Low-Mod Income	State -Wide/ CDBG Eligible Communities
Objective 4	State/Sec. 8		State-Wide
Objective 5	State/HOME		State-Wide

Persons With HIV/AIDS And Their Families

Objective 1:

Continue to fund existing HIV/AIDS programs and seek additional federal funding for existing HIV/AIDS programs.

Output:

- Existing HIV/AIDS programs are maintained and expanded.

Outcome:

- New/Improved Availability/Accessibility.
- Persons living with HIV/AIDS continue to receive appropriate care and services.
- Funding leveraged (beyond HOPWA)
- # of service providers DSS funds(HOPWA)

- # of clients receiving assistance(HOPWA)
- Type of assistance(HOPWA)

Indicator(s):

- Dollars leveraged/amount of additional funding received.
- Number of people served by the programs.
- Year over year change in the number of clients accessing services.

Objective 2:

Increase access to supportive housing services for people living with HIV/AIDS and increase number of clients over five years.

Output:

- Number of people accessing supportive housing services is increased over five years by 50.

Outcome:

- New/Improved Availability/Accessibility.
- Supportive housing services become available to more persons living with HIV/AIDS.

Indicator(s):

- Number of people accessing supportive housing services.
- Year over year change in number of people accessing supportive housing services.

Objective 3:

Assess the effectiveness of supportive housing programs for people living with HIV/AIDS periodically through the use of performance measures and ongoing mechanisms to track client preferences and needs.

Output:

- AIDS/HIV supportive housing programs are evaluated annually and modified as necessary to improve services and benefits to clients.

Outcome:

- New/Improved Availability/Accessibility.
- Supportive housing programs become more efficient and effective in helping persons living with HIV/AIDS live longer and better lives.

Indicator(s):

- Number of evaluations conducted.

GEOGRAPHIC DISTRIBUTION & RELATIVE PRIORITY			
Objective	Funding Source	Targeted Population	Geographic Target
Objective 1	State/HOPWA	Low-Mod Income	State-Wide/ HOPWA Eligible Communities
Objective 2	State/HOPWA	Low-Mod Income	State-Wide/ HOPWA Eligible Communities
Objective 3	State/HOPWA	Low-Mod Income	State-Wide/ HOPWA Eligible Communities

Persons With Alcohol Or Other Drug Addiction

Objective 1:

Continue existing substance abuse programs at levels permitted by funding availability. Link employment services, housing subsidies and long term supportive care to meet the needs of each beneficiary, by adapting services which anticipate and deal with changes in age, health, income and other circumstances. These actions will influence long term stability.

Output:

- The number of clients who are provided appropriate services increases over five years.

Outcome:

- More persons with substance abuse issues receive appropriate care leading to a better quality of life for assistance recipients and a lower incidence of the negative consequences and costs associated with substance abuse.

Indicator(s):

- Number of clients receiving appropriate services.
- Number of substance abuse clients that received appropriate services.
- Year over year change of the number of substance abuse clients that received appropriate services.

GEOGRAPHIC DISTRIBUTION & RELATIVE PRIORITY			
Objective	Funding Source	Targeted Population	Geographic Target
Objective 1	State	Low-Mod Income	State-Wide

Ex-Offenders

Objective 1:

Increase the availability of permanent supportive housing, as a housing option for, to assist individuals leaving the correction system to facilitate their integration back into the community. Individuals leaving the corrections system and in need of long-term supports could either immediately, or after living for a short time in a halfway house, live in supportive housing. The Connecticut Department of Correction (DOC) will work with other state

agencies to maximize the use of various funding streams to assist persons to reintegrate into their communities after release from DOC facilities.

Output:

- The state will work to increase the availability of permanent supportive housing, the number of halfway house beds and other supervised community placements that will enhance re-entry efforts.

Outcome:

- Recidivism rates will be reduced as a result of the increase in the availability of permanent supportive housing, the number of halfway house beds and other supervised community placements that will enhance re-entry efforts.

Indicator(s):

- Year over year change in the number of halfway house beds and other supervised community placements, enhance re-entry efforts, and pilot approaches.

GEOGRAPHIC DISTRIBUTION & RELATIVE PRIORITY			
Objective	Funding Source	Targeted Population	Geographic Target
Objective 1	State	Low-Mod Income	State-Wide

NON-HOUSING COMMUNITY DEVELOPMENT

GOALS

Enhance suitable living environments, create decent housing and provide economic opportunities for extremely low- income, low- and moderate-income persons through community development activities that promote responsible growth principles to develop viable urban communities and suitable living environments.

It is important to note that funded activities can fulfill multiple objectives of the Consolidated Plan. Also, multiple programs and funding sources are often used/combined to fund projects/units. As such an aggregation of the unit/project counts noted below would be an overstatement of what the state of Connecticut can achieve with available resources.

Objective 1:

Provide economic opportunities including job creation and retention through the establishment, stabilization and expansion of small businesses (including Micro-enterprises) and the provision of public services concerned with employment.

Output:

- Support at least one Economic Development Project per year under the CDBG Program with the creation of up to 15 jobs per year (8 of which will be for low-and-moderate-income persons).

Short-Term Outcome:

- New/Improved availability/accessibility.
- Support and funding of economic development projects and micro-enterprise, activities/projects will create and/or retain permanent, private sector job opportunities principally for extremely low-, low- and moderate-income persons, through the expansion and retention of business and industry in the state; and
- Economic opportunities through employment for low-and-moderate-income persons will be increased.

Long-Term Outcome:

- The economy of the State's communities will be improved as will the quality of life of all of the state's residents;
- The vibrancy of our communities will be improved which will in turn enhance the quality of life for the citizens of the state;
- Local governments will be encouraged and assisted in developing comprehensive economic development strategies to create viable communities by providing economic opportunities, principally for low-and-moderate-income persons; and

- Strategies which facilitate the coordination of CDBG funding with other federal/state/local community development resources will be developed and implemented leading to the maximization of return on investment and benefit.

Indicator(s):

- Number of economic development projects funded under the CDBG program annually.
- Number of jobs created by economic development projects funded annually.
- Percent of jobs created by economic development projects funded annually benefiting low-and-moderate-income persons.

Objective 2:

Enhance suitable living environments, create decent housing and provide economic opportunities by promoting and funding at least one inter-municipal or regional partnership for economic and/or community development project.

Output:

- Support at least one inter-municipal or regional project per year under the CDBG Program including Comprehensive Economic Development Strategy (CEDS) project.
- Create incentives for municipalities to collaborate on projects.

Short-Term Outcome:

- New/Improved availability/accessibility.
- State, local and regional revitalization efforts and resources will be coordinated to maximize return on investment and chances of success.
- Economies of scale will be reached leading to lower governmental cost.

Long-Term Outcome:

- The vibrancy of our communities will be improved which will enhance the quality of life for the citizens of the state;
- Local governments will be encouraged to create, coordinate and implement comprehensive regional cooperative and cost sharing agreements and strategies which develop viable communities and primarily benefit low-and-moderate-income persons; and,
- Strategies which facilitate the coordination of CDBG funding with other federal/state/local community development resources will be developed and implemented leading to the maximization of return on investment and benefit.

Indicator(s):

- Number of inter-municipal/regional projects funded under the CDBG program annually.
- Number of jobs created in the region benefiting low-and-moderate-income persons annually.
- Cost savings for local municipalities and the state due to regional partnerships.
- Number of low-and-moderate-income persons served annually
- Number of housing units annually

Objective 3:

Enhance suitable living environments by supporting the upgrading of existing infrastructure within areas where the majority of residents are of low- and moderate-income.

Output:

- Support up to four infrastructure projects per year under the CDBG program to include reconstruction of streets, sidewalks, water lines, and drainage problems in predominately extremely low-, low- and moderate-income areas.

Short-Term Outcome:

- New/Improved availability/accessibility
- Infrastructure projects will assist in the creation of a safe and sanitary living environment, benefit low-and-moderate-income persons, aid in the elimination of slums or blight and provide community facilities and services affecting public health, safety and welfare all of which will lead to a better quality of life for the citizens of the state.

Long-Term Outcome:

- The vibrancy of our communities will be improved which will enhance the quality of life for the citizens of the state;
- Local governments will be encouraged to create, coordinate and implement comprehensive local and regional infrastructure improvement strategies which develop viable communities and primarily benefit low-and-moderate-income persons; and,
- Strategies which facilitate the coordination of CDBG funding with other federal/state/local community development resources will be developed and implemented leading to the maximization of return on investment and benefit.

Indicator(s):

- Number of infrastructure projects funded under the CDBG program per year.
- Number of low-and-moderate-income persons served annually

Objective 4:

Enhance suitable living environments by supporting the construction and/or rehabilitation and/or expansion of existing public facilities that primarily serve extremely low-, low- and moderate-income persons, including but not limited to: homeless shelters, battered women shelters, daycare centers, and efforts to meet the needs of the physically handicapped population by supporting projects designed to make current facilities accessible or to provide new-handicapped accessible facilities.

Output:

- Support up to nine public facilities projects per year under the CDBG Program.

Short-Term Outcome:

- New/Improved availability/accessibility.
- Public Facilities projects will assist in the creation of a safe and sanitary living environment benefit low-and-moderate-income persons, aid in the elimination of slums or blight and provide community facilities and services affecting public health, safety and welfare all of which will lead to a better quality of life for the citizens of the state.

Long-Term Outcome:

- The vibrancy of our communities will be improved which will enhance the quality of life for the citizens of the state;
- Local governments will be encouraged to create, coordinate and implement comprehensive local and regional public facility improvement strategies which develop viable communities and primarily benefit low-and-moderate-income persons; and,
- Strategies which facilitate the coordination of CDBG funding with other federal/state/local community development resources will be developed and implemented leading to the maximization of return on investment and benefit.

Indicator(s):

- Number of public facilities projects conducted per year.
- Number of low-and-moderate-income persons served annually.

Objective 5:

Enhance suitable living environments and create decent housing by supporting energy conservation/efficiency projects that would that primarily serve low-and-moderate-income persons.

Output:

- Fund up to two projects per year under state/federal weatherization programs that would improve energy efficiency.

Short-Term Outcome:

- New/Improved availability/accessibility and/ or affordability.
- Energy costs borne by extremely low-, low- and moderate-income persons and/or by the state will be reduced freeing up resources that can be used to provide other needed assistance to low-and-moderate-income persons.

Long-Term Outcome:

- The state will move closer to energy independence/self sufficiency, air quality will improve as will the quality of life of the state's citizens.

Indicator(s):

- Number of low-and-moderate-income persons served annually.
- Number of units with improved energy efficiency annually.

Objective 6:

Allow municipalities that have state-approved responsible growth/Transit Oriented Development (TOD) projects to develop Special Services Districts and levy additional taxes and/or fees to fund development and support the use of tax incremental financing. Taxes/fees could include local sales tax, additional conveyance tax, hotel tax, and parking fees.

Output:

- Five Special Services Districts established over five years.

Short-Term Outcome:

- Local governments will have greater resources available to undertake responsible growth/Transit Oriented Development (TOD) projects.

Long-Term Outcome:

- The vibrancy of our communities will be improved which will enhance the quality of life for the citizens of the state;

Indicator(s):

- Number of municipalities with state-approved responsible growth/Transit Oriented Development (TOD) projects allowed to develop Special Services Districts and levy additional taxes and/or fees to fund development over 5 years.
- Number of TOD projects with new Special Services Districts over 5 years.

Objective 7:

Allocate \$100 million of Urban Reinvestment Tax Credits for TOD/Responsible Growth projects and implement the Recovery Zone Economic Development Bonding Program as a financing vehicle for approximately two Responsible Growth projects over a 5- year period.

Output:

- Allocated \$100 million of Urban Reinvestment Tax Credits as an incentive for private investment and to stimulate the development and implementation of two Responsible Growth/TOD projects over a 5- year period.

Short-Term Outcome:

- Private investment will be leveraged to increase the resources available to undertake responsible growth/Transit Oriented Development (TOD) projects.

Long-Term Outcome:

- The vibrancy of our communities will be improved which will enhance the quality of life for the citizens of the state;

Indicator(s):

- Number of TOD/Responsible Growth projects developed and/or implemented as a result of the allocation of \$100 million of Urban Reinvestment Tax Credits over a 5- year period.
- Amount of private funding for TOD/Responsible Growth projects leveraged by the allocated tax credits.
- Number of TOD/Responsible Growth projects developed and/or implemented as a result of the implementation of the federal Recovery Economic Development Zone Bond program over a 5- year period.

Objective 8:

Provide \$100 million¹² of federal/state/local community development resources for ten brownfield redevelopment projects as recommended by the Brownfields Task Force over a 5- year period.

Output:

- Up to ten brownfield sites/projects are remediated returning unproductive properties to productive use and improving the health and safety of Connecticut's citizens over a five-year period.

Short-Term Outcome:

- Brownfield remediation will assist in the creation of a safe and sanitary living environment, benefit low-to moderate- income people, aid in the elimination of slums or blight and provide community facilities and services affecting public health, safety and welfare all of which will lead to a better quality of life for the citizens of the state.

Long-Term Outcome:

- The vibrancy of our communities will be improved which will enhance the quality of life for the citizens of the state;

¹² Note: This amount would be utilized for all types of brownfield and mill redevelopment, not just housing projects.

- Local governments will be encouraged to create, coordinate and implement comprehensive local and regional land use and development/redevelopment strategies which develop viable communities and primarily benefit low-and moderate- income persons; and,
- Strategies which facilitate the coordination of available brownfield remediation resources with other federal/state/local community development resources will be developed and implemented leading to the maximization of return on investment and benefit.
- Will indirectly reduce sprawl due to reuse of land and avoiding development of raw land.

Indicator(s):

- Dollar amount provided for brownfield redevelopment projects as recommended by the Brownfields Task Force over 5 years.
- Number of brownfield projects undertaken as a result of the \$100 million provided for brownfield redevelopment over 5 years.
- Number of brownfields/acres and/or buildings brought back to productive use over 5 years.

Objective 9:

Section 108/222 Program: DECD will be applying for a \$20M line of credit for CDBG Section 108 loans to fund economic development projects. DECD estimates that it will support five economic development projects in 5 years.

Output:

- DECD estimates that it will support five economic development projects in 5 years by applying for a \$20,000,000 line of credit for CDBG Section 108 loans (using the provisions of the Section 222 interim rule) on behalf of the non-entitlement communities of the state.

Short-Term Outcome:

- New/Improved availability/accessibility to funds;

- Support and funding of economic development projects and micro-enterprise, activities/projects that will create and/or retain permanent, private sector job opportunities principally for extremely low-, low- and moderate-income persons, through the expansion and retention of business and industry in the state; and
- Economic opportunities through employment for low-and-moderate-income persons will be increased.

Long-Term Outcome:

- The economy of the State's communities will be improved as will the quality of life of all of the state's residents;
- The vibrancy of our communities will be improved which will in turn enhance the quality of life for the citizens of the state;
- Local governments will be encouraged and assisted in developing comprehensive economic development strategies to create viable communities by providing economic opportunities, principally for low-and-moderate-income persons; and
- Strategies which facilitate the coordination of CDBG funding with other federal/state/local community development resources will be developed and implemented leading to the maximization of return on investment and benefit.

Indicator(s):

- Number of economic development projects funded under the Section 108 Program annually.
- Number of jobs created by economic development projects funded annually.
- Percent of jobs created by economic development projects funded annually benefiting low-and-moderate-income persons.

GEOGRAPHIC DISTRIBUTION & RELATIVE PRIORITY			
Objective	Funding Source	Targeted Population	Geographic Target
Objective 1	State/CDBG	Low-Mod Income	State -Wide/

			CDBG Eligible Communities
Objective 2	State/CDBG	Low-Mod Income	State -Wide/ CDBG Eligible Communities
Objective 3	State/CDBG	Low-Mod Income	State -Wide/ CDBG Eligible Communities
Objective 4	State/CDBG	Low-Mod Income	State -Wide/ CDBG Eligible Communities
Objective 5	State/CDBG	Low-Mod Income	State -Wide/ CDBG Eligible Communities
Objective 6	State	Low-Mod Income	State -Wide
Objective 7	State	Low-Mod Income	State -Wide
Objective 8	State	Low-Mod Income	State -Wide
Objective 9	Section 108	Low-Mod Income	State -Wide

COMMUNITY REVITALIZATION

GOALS

Enhance suitable living environments, create decent housing and provide economic opportunities for extremely low- income, low- and moderate-income persons through community development activities that promote responsible growth principles to develop viable urban communities and suitable living environments.

It is important to note that funded activities can fulfill multiple objectives. Also, multiple programs and funding sources are often used/combined to fund projects/units. As such an aggregation of the unit/project counts noted below would be an overstatement of what the state of Connecticut can achieve with available resources.

The unit counts presented in relation to the Community Revitalization Objectives enumerated below are not in addition to the unit counts stated in the Affordable Housing section of this plan. As stated above funded activities can fulfill multiple objectives. Also, multiple programs and funding sources are often used/combined to fund projects/units. In order to fulfill the stated Community Revitalization Goals the state will endeavor to undertake a combination of the following activities, initiatives and specific objectives:

Objective 1:

Enhance sustainable living environments create decent housing and provide economic opportunities for extremely low-, low- and moderate- income persons through community revitalization activities that promote responsible growth principals to develop viable urban communities and suitable living environments.

Output:

- Allow municipalities that have state approved responsible development/transit-oriented development (TOD) projects to develop Special Services Districts and levy additional taxes and/or fees to fund development. Taxes/fees could include local sales tax, additional conveyance tax, hotel tax, and parking fees.
- Allocate up to \$100 million of Urban Reinvestment Tax Credits for state approved responsible development/TOD projects, particularly for brownfield and former mill redevelopment as recommended by the Brownfields Task Force.
- Implement the federal Recovery Zone Economic Development Bond program as a financing vehicle for responsible development projects.
- Consolidate state bond allocations for shovel ready projects.
- Coordinated State agency activities to encourage and promote support of approximately three Community Revitalization Strategies or Neighborhood Revitalization Zones under the CDBG program over a 5- year period.

Outcomes:

- New and improved sustainable communities

Indicator(s):

- Number of responsible development/TOD projects developed and/or implemented as a result of the allocation of \$100 million of Urban Reinvestment Tax Credits.
- Amount of private funding for responsible development/TOD projects leveraged by the allocated tax credits

- Number of brownfields project undertaken as a result of the new state funding authorized for brownfield redevelopment.
- Number of acres and/or buildings brought back to productive use.
- Statewide database of brownfield sites is updated.
- Number of responsible development projects developed and/or implemented as a result of the implementation of the federal Recovery Zone Economic Development Bond program.
- Bond allocations consolidated for shovel ready projects.
- Decreased project development time.
- Number of state agency activities coordinated to encourage and promote support of Community Revitalization Strategies and Neighborhood Revitalization Zones.
- Number of Community Revitalization Strategies and Neighborhood Revitalization Zones supported using the CDBG Program involving two or more state agencies over a 5- year period.
- Number of low-and-moderate-income persons served.

Objective 2:

Enhance suitable living environments and create decent housing in areas of need.

Output:

- Support at least two municipalities in rezoning efforts to enable for higher-density housing, mixed-use developments, and/or transit-oriented developments.
- Support local efforts to develop appropriate urban infill housing to make better use of limited urban land. Support 20 to 60 units of infill housing in urban areas each year using the HOME/State Housing Program.

- Promote and support mixed-income housing developments in areas that currently under-serve low-and-moderate-income households Give preference to one mixed-income infill project creating at least 10-25 units of housing each year in areas that currently under-serve low-and-moderate-income households using the HOME/State Housing Program..
- Promote mixed-use and/or transit-oriented developments with residential ownership opportunities for low-and-moderate- income households in areas of need. Fund at least two mixed-use and/or transit-oriented development projects with availability of 20 low-and-moderate-income residential units in an urban or suburban area over a 5- year period. Support at least two municipalities with rezoning efforts to enable mixed-use developments, and/or transit-oriented developments over a 5- year period.
- Foreclosed properties are kept from deteriorating, rehabilitated and sold to low-and-moderate-income households. Utilize Neighborhood Stabilization program (NSP) and Community Development Block Grant - Recovery (CDBG-R) program funds to stabilize neighborhoods in areas impacted by foreclosures to serve 325 to 400 households annually.
- Implement a “Learn Here, Live Here” program to be administered by CHFA. The program would allow Connecticut resident students attending any post-secondary institution to contribute the larger of their state income tax liability or \$3,000 into a First-Time Homebuyer Trust Fund each year for ten years. The money could be withdrawn anytime over those ten years to purchase homes in Connecticut. Any interest income would be deposited annually into the State’s general fund to partially offset the cost of the program.
- Ensure there is a mechanism to fund both HOME Connecticut incentive housing payments and the Housing Trust Fund to increase workforce housing in the state.

Outcomes:

- New and improved sustainability
- New and improved affordability
- New and improved availability/accessibility

Indicator(s):

- Number of municipalities funded for zoning changes that enable higher density housing, mixed-use developments, and transit-oriented developments.
- Number of municipalities funded through the Incentive Housing Zone program.
- Number of municipalities that pursued building higher density housing after adopting the incentive housing overlay zones.
- Number of municipalities supported in rezoning efforts to enable higher-density residential uses, mixed-use developments, and/or transit-oriented developments.
- Number of units of infill housing in urban areas created.
- Number of mixed-income housing units created.
- Number of mixed-use and /or transit-oriented development projects in an urban or suburban area supported for low-and-moderate-income households.
- Number of foreclosed units acquired.
- Number of acquired units rehabbed and sold.
- Number of participants in “Learn Here, Live Here” program.
- Number of homes purchased utilizing the “Learn Here, Live Here” program.
- Number of HOME Connecticut incentive housing payments and the Housing Trust Fund funded.
- Number of workforce housing units created.

GEOGRAPHIC DISTRIBUTION & RELATIVE PRIORITY			
Objective	Funding Source	Targeted Population	Geographic Target
Objective 1	State	Low-Mod Income	State-Wide
Objective 2	State	Low-Mod Income	State-Wide

LEAD-BASED PAINT HAZARDS

GOALS

Enhance suitable living environment and create decent housing for extremely low- income, low- and moderate-income persons through the evaluation and reduction of lead-based paint hazards and Healthy Homes principles.

Objective 1:

Enhance suitable living environments and ensure the availability of a decent housing supply that is free of lead-based paint, dry, clean, pest-free, ventilated, safe, without contaminants, maintained and accessible.

Output:

- Support the removal of lead-based paint and other hazardous materials in existing housing through paint testing and risk assessments in accordance with the final lead safe housing rule - Title X of the Lead-based Paint Hazard Reduction Act of 1992 (24 CFR Pt 35) and the new EPA Lead Paint: Renovation, Repair and Painting Program (RRP) effective April 22, 2010.
 - Fund up to three housing rehabilitation projects per year with the goal of making 20 units per year lead safe using the federal HOME/CDBG program or state funding.
- Work with DPH on implementing its Healthy Homes Initiative by coordinating five awareness and training activities annually.

Outcomes:

- Improved accessibility to housing free of lead-based paint.

Indicator(s):

- Number of housing lead-safe rehab projects per year.
- Number of housing units made lead-safe per year.
- Number of low-and-moderate income persons served per year.

- Number of activities coordinated with DPH per year.

GEOGRAPHIC DISTRIBUTION & RELATIVE PRIORITY			
Objective	Funding Source	Targeted Population	Geographic Target
Objective 1	HOME CDBG Other/ State	Low-Mod Income	State-Wide CDBG Small Cities

DRAFT

G. Emergency Shelter Grants (ESG) Program:

Although DECD is the lead agency for the ConPlan and related Action Plans, the Department of Social Services (DSS) is the state recipient for ESG funds because it is the lead state agency for emergency homeless shelters and a variety of programs that serve the state's low-income population. DSS is also the lead agency for Section 8 vouchers and the state-funded Rental Assistance Program. The DSS budget also includes other sources of funding for homeless persons.

Connecticut anticipates \$1,165,370 in federal Emergency Shelter Grants funds for the Action Plan program year beginning July 1, 2010. Federal ESG funds will be pooled with \$3,617,299 in annual funding from Connecticut's general operating budget¹³ and \$6,607,968 from the U.S. Department of Health and Human Services TANF and Social Services Block Grants¹⁴.

The Connecticut Department of Social Services administers this money by funding 23 organizations that include faith-based organizations and a variety of non-profit agencies. In addition, DSS provides state and other funding to these providers who are experienced, well established in their communities and provide quality services. The funding received from ESG enables the organizations to provide additional beds and case management services to homeless persons. DSS will be working on developing a more formal process for the allocation of all sources of funds to homeless shelters in the future.

The pool of federal and state dollars, allocated to local community and faith-based organizations and municipalities, is for the provision of temporary shelter for homeless individuals and families. The funds provide operational costs, essential services such as counseling, case management, health, education, employment and training as well as help finding permanent housing and homeless prevention activities. Federal ESG funds will primarily be targeted for operational costs (61.5%) of available funds followed by

¹³ DSS' budget projections are based upon the Governor's recommend biennium budget for FY 2010-11.

¹⁴ Allocations identified above for U.S. Department of Health and Human Services TANF and Social Services Block Grants are departmental expectations based upon funding levels for FFY 2009.

essential services (28.3%), staff (6%) and homeless prevention (4.2%).

Connecticut currently has 23 ESG funded shelters: 6 shelters for single individuals, 4 shelters that support families and 13 shelters for both families and individuals. These shelters were established over the years due to the documented need to support homeless individuals and families. As needs are identified in local communities, the Department of Social Services examines its current financial capability to determine if there is financial and program support for new shelters. More than 14,000 individuals, including families with children, will receive emergency shelter services during the program year that began July 1, 2009. In addition to ESG funded shelters, the Department also funds an additional 21 shelters utilizing state and federal monies, which brings the total funded shelters to 44.

The Department of Social Services consults with the Connecticut Coalition to End Homelessness, Inc. for the provision of technical assistance, programmatic training needs, program development service model recommendations and program evaluation.

1. Outcome Measures for Homeless Shelter:

The Department of Social Services has negotiated the following client-based outcomes and measures with directors of emergency shelters. Each shelter will select and negotiate individual numerical outcomes and measures with DSS staff and will submit a monthly statistical and quarterly demographics reports, as well as ESG annual performance reports. The projected numerical goals represent statewide outcomes that will be evaluated throughout the program year.

Outcome:

Consumer attains alternate housing and/or accesses social and/or treatment services.

Measures:

- Singles Housing Programs: At least 30% of consumers will access another community housing setting such as transitional housing, residential treatment program or permanent housing.

- Family Housing Programs: At least 55% of consumers will access another community housing setting such as transitional housing, residential treatment program or permanent housing.
- Singles Housing Programs: At least 40% of consumers will access additional social services.
- Family Housing Programs: At least 65% of consumers will access additional social services.
- Singles Housing Programs: For consumers with agreed upon goal of accessing information in order to make informed decisions about their health, education, housing, etc., 95% of consumers will be provided with such information to enable them to make informed decisions.
- Family Housing Programs: For consumers with agreed upon goal of accessing information in order to make informed decisions about their health, children's education, housing, etc., 95% of consumers will be provided with such information to enable them to make informed decisions.

2. Homeless and other Special Needs:

DSS provides funding for the transitional living program to 29 contractors throughout the state for the provision of multi-family or single room residency living arrangements. Transitional living programs serve as a bridge for individuals and/or families after a period of homelessness. A variety of support services are provided to these individuals during their stay in the program. Stays can range from a period of six months to two years. The goal is to have these individuals and/or families gain self-sufficiency and permanent housing.

DSS also provides funding for a program known as "Beyond Shelter". This prevention program provides coordinated services to newly housed families and their landlords in order to prevent another cycle of homelessness. Families eligible for services are those leaving shelters and transitional living facilities to move into their

own housing. Homeless families work with a housing coordinator to identify and resolve problems that could result in the re-occurrence of homelessness. Services provided may include education on landlord/tenant rights and responsibilities, assistance with food, transportation and parenting as well as support in securing mental health and substance abuse treatment services.

Beyond Shelter Programs assist the landlord in matching renters to units and provide tenants with education on landlord/tenant rights and responsibilities including timely payment of rent. Landlords can request other assistance as needed from housing coordinators to resolve problems that threaten housing stability. There are currently 14 Beyond Shelter Programs operating in Connecticut.

Additionally, the Governor's recommended biennium 2010-2011 budget proposes a "rapid re-housing initiative" utilizing current resources/services. It is proposed that DSS, in concert with the Department of Children and Families and the Department of Economic and Community Development, will refocus its shelter program to implement a "rapid re-housing initiative" within existing resources. Through this initiative, shelters will offer financial and housing specialist supports and intensive counseling for families experiencing a housing crisis. These efforts are expected to reduce shelter stays and expedite placement and restabilization in the community.

DSS is also currently implementing a statewide program targeting homelessness prevention and rapid re-housing services with ARRA-Homelessness Prevention and Rapid-Rehousing Program (HPRP). During the month of July 2009, the Department, in conjunction with CCEH, conducted a competitive procurement process for HPRP services to ensure statewide coverage. By the end of September 30, 2009 DSS contracted with the 6 successful applicants. Contract services include but are not limited to the following: short term (not to exceed 3 months) and medium term rental assistance (over 4 but can not exceed 18 months), security and utility deposits, moving cost assistance, motel/hotel vouchers, housing relocation & stabilization, housing search and placement, outreach and engagement, etc.

Supportive Housing is strongly supported in Connecticut. In January 2002, a

Memorandum of Understanding (MOU) was entered into by several state agencies including the Office of Policy and Management (OPM), the Department of Economic and Community Development (DECD), the Department of Mental Health and Addiction Services (DMHAS), the Department of Social Services (DSS), the Connecticut Housing Finance Authority (CHFA) and the Corporation for Supportive Housing (CSH). This MOU is in support of the statewide Payments In Lieu Of Taxes (PILOTS) Supportive Housing Initiative and the purpose is to increase service-supported, affordable housing for people with mental illness or substance abuse problems who face homelessness. DSS has devoted both Section 8 and State Rental Assistance to project-based programs developed as part of this initiative.

In April 2006, this initiative moved into its next planning phase. The “Next Steps Supportive Housing” MOU includes: OPM, DECD, DMHAS, DSS and CHFA and expanded the program eligibility to include chronically homeless families and young adults, age 18 to 23, who are homeless or who are transitioning from the child welfare system and are at risk of homelessness.

During this time, four Interagency Next Steps RFPs have been issued for both scattered site and development projects. Awards were made to 53 providers. DSS has provided 515 rent subsidies as well as funding for supportive services for 75 families. An additional RFP for development projects will be released soon and includes a DSS commitment of up to 150 RAP subsidies and supportive service funding for up to 35 families.

3. Certification on Coordinated State Policy Regarding Discharge:

The State of Connecticut has been aware of issues related to the lack of coordination around discharge of persons from state institutions and facilities and problems related to resulting homelessness due to the lack of such coordination. State agency staff and community service providers identified this issue through the Consolidated Planning process for 2010-15. As a result, coordination on discharge has been a topic of discussion in the Governor’s Working Group on Affordable Housing and through a variety of commissions on which either the Commissioner or DECD staff

sit, as well as through other state agency groups that include both public and private service providers, advocates, etc.

Although Connecticut does not yet have a coordinated policy for the discharge of persons from publicly funded institutions in order to prevent discharge resulting in homelessness, the following are examples of current efforts to address this issue:

- DSS and the Department of Corrections (DOC) have entered into a Memorandum of Understanding in which DOC provides funding for two DSS eligibility workers to determine the eligibility of persons being released from Corrections for DSS programs. The DSS programs include Medicaid, Food Stamps, State Administered General Assistance (SAGA), Temporary Family Assistance (TFA) and the State Supplement Program. The theory is if the services are in place before the person is released, it will lessen the likelihood of homelessness.
- DOC also has both formal and informal agreements with some of the emergency homeless shelters. The shelters agree to provide beds for persons being released from prisons as well as for the provision of case management services. The case managers work with the clients to help them find employment, permanent housing and any other services they may need in order to become self-sufficient.

H. Housing Opportunities for Persons with AIDS (HOPWA) Program:

Connecticut anticipates \$286,319 in Federal Housing Opportunities for Persons With AIDS (HOPWA) funds for the Action Plan program year beginning July 1, 2010. HOPWA funds will be pooled with \$3,920,675 in annual funding from Connecticut's general operating budget¹⁵ and \$990,313 from the US Department of Health and Human Services (HHS).

Additionally, \$750,000 is included in the DSS 2010 - 2011 budget¹⁶ and was secured in

¹⁵ DSS' budget projections are based upon the Governor's recommend biennium budget for FY 2010-11

¹⁶ DSS' budget projections are based upon the Governor's recommend biennium budget for FY 2010-11

the new state funding for each year of the two year state budget which allowed for 54 new units of scattered site housing to be created.

The majority of HOPWA dollars allocated to Connecticut are funneled through the Eligible Metropolitan Statistical Area (EMSA) of Bridgeport, Hartford, New Haven and their surrounding areas. DSS receives a small amount of “Balance of State Dollars” and uses a request for qualifications process to fund two potential HOPWA providers in the eastern portion of our state. Since the EMSA dollars do not cover Eastern Connecticut, DSS currently funds two providers in that area. These providers were selected based on their qualifications, the results of “Standards of Care” monitoring by Connecticut AIDS Resource Coalition (CARC) and their experience providing services.

The goal for the two non-profit organizations is to assist between 30-40 households with funds for tenant-based rental assistance and permanent supportive housing facilities. In addition, these funds, in conjunction with state appropriations will be used for community residence operational costs, supportive and case management services, housing assistance. The two organizations will comply with HOPWA requirements including a breakdown of funding and a separate line item for HOPWA funds.

The types of housing to be funded include scattered site apartments, community residences with and without 24-hour staffing and respite/hospice care. The housing programs are located in two different Connecticut communities and provide housing with supportive services to approximately 50 individuals at any one time. The supportive services include case management, cooking and cleaning assistance, transportation, education and volunteer opportunities.

Each housing program serves an eligible person based on a verification of HIV/AIDS diagnosis that is a client with a positive diagnosis; income verification for a person who is a extremely low-, low- and moderate-income individual and person’s family and/or eligible to receive housing information services regardless of income. It is also based on a review of living situation that is related to those who are homeless and near homeless individuals.

The non-profit organizations that provide the described services have established excellent reputations within their communities. Each has developed networks that are informed of the available housing and supportive services provided. Staff works closely with discharge planners from hospitals, homeless shelters and correction facilities, as well as, with case managers and care coordinators from the regional AIDS consortia. As mentioned previously, Connecticut AIDS Resource Coalition (CARC) and its members, through its quality assurance program, continue to work closely with DSS to establish appropriate and measurable performance measures for the Coalition's activities. In addition, CARC mails a semi-annual newsletter to approximately 1,200 social service and housing contacts. The Department of Social Services consults with CARC for technical assistance in the development of service models and program evaluation. CARC is a membership organization for AIDS housing providers in the state.

1. Outcome Measures for AIDS Housing: The Department of Social Services has negotiated the following outcomes and measures with the AIDS residence service providers. Each organization that receives HOPWA funds will establish numerical goals for the outcomes and measures selected, submit semi-annual reports and their annual CAPER Report to the Department. The numerical goals identified below represent the goal for all individual AIDS residence programs.

Outcome:

Program will strive to maintain maximum capacity and residents with HIV/AIDS will receive services and support to improve their quality of life.

Measures:

- Programs will maintain an occupancy rate of 80%.
- For residents with an agreed upon goal of accessing financial and medical entitlement, at least 90% will be assisted in accessing such benefits.
- For residents with an agreed upon goal of improving daily living skills, at least 90% will demonstrate abilities in one or more functional area(s).
- For residents with an agreed upon goal of participation in support groups, counseling, therapy or substance abuse treatment, at least 90% will participate 70% of the time.
- For residents with an agreed upon goal of accessing legal services, at least 90% will access legal services.

- For residents with an agreed upon goal of accessing information about medical services, treatment and/or medications in order to make informed decisions about their health, 100% will access the above identified services to enable them to make informed decisions about their medical treatment.

I. State and Federal Resources for DSS Fiscal Year (FY) 2010-11

This table lists the anticipated/estimated level of state and federal funding available in FY 2010-11. Please note that Connecticut's 2010-15 Consolidated Plan outlines how the state plans to leverage ESG and HOPWA funds against other sources of funding. For more detail concerning how Connecticut leverages federal and state funds against each other and against non-government funding sources, please refer to the Connecticut 2010-15 Consolidated Plan and the Connecticut 2010-15 State Long-Range Housing Plan. Both of these documents are available on the DECD website.

Table 3: DSS Anticipated State and Federal Funding				
SOCIAL SERVICES (DSS)	STATE	HUD	HHS	TOTAL
Emergency Shelters	\$ 3,617,299	\$ 1,165,370	\$ 6,607,968	\$ 11,390,637
Domestic Violence Programs	\$ 2,421,422	\$ 0	\$ 1,193,569	\$ 3,614,991
Housing Opportunities for Persons With AIDS	\$ 3,920,675	\$ 286,319	\$ 990,313	\$ 5,197,307
Section 8 Rental Assistance	\$ 0	\$ 53,569,573	\$ 0	\$ 53,569,573
Special Needs Housing benefits (incl. in TFA, AABD expenses)	\$ 500,000	\$ 0	\$ 100,000	\$ 600,000
Transitional Rental Assistance	\$ 1,186,680	\$ 0	\$ 0	\$ 1,186,680
Rental Assistance Program/Supportive Housing	\$ 28,901,545	\$ 0	\$ 0	\$ 28,901,545
Family Home Share Program	\$ 58,247	\$ 0	\$ 0	\$ 58,247
Elderly Home Share Program	\$ 101,619	\$ 0	\$ 0	\$ 101,619
Security Deposit Program	\$ 1,083,045	\$ 0	\$ 129,646	\$ 1,212,691
Eviction Prevention Program	\$ 269,011	\$ 0	\$ 1,000,504	\$ 1,269,515
Transitional Living Program	\$ 3,546,669	\$ 0	\$ 785,036	\$ 4,331,705
TOTAL FOR DSS	\$ 45,606,212	\$ 55,021,262	\$ 10,807,036	\$ 111,434,510

Source: DSS, OPM

J. Monitoring for ESG and HOPWA Programs:

The following describes the standards and procedures that the DSS will use to monitor activities carried out in furtherance of Connecticut's Consolidated Plan and will use to ensure long-term compliance with requirements of the ESG and HOPWA programs:

- **ESG Monitoring:** The Department of Social Services' Grants and Contract Staff monitor ESG Programs using a tool developed by the staff which, in a comprehensive manner, reviews each program's administration, personnel policies and procedures, accounting, budgeting, reporting, program services, goals and objectives, outcomes and measures, contractor's self- evaluation process, quality assurance/licensure compliance, and state and federal regulations. After all phases of the program have been evaluated, the staff representative will write up any areas of concern with whatever follow-up is needed. DSS staff will provide follow-up if it is deemed necessary; and
- **HOPWA Monitoring:** HOPWA contracts are handled a little differently than ESG. In addition to the above review, a coordinated effort between DSS staff representatives and the staff of Connecticut AIDS Resource Coalition (CARC) perform a Standards of Care Review. HOPWA contracts are also monitored to federal regulations.

The Standards of Care is a comprehensive tool first produced in 1992 and carefully reviewed and updated twice since then. The philosophy behind this tool's development and use is the belief that all people have a right to safe, affordable, accessible, and permanent housing that enhances their quality of life. The Standards of Care was developed by the Standards Committee of CARC to describe the best practices of operating supportive residential programs for people living with HIV/AIDS. The Standards of Care describes six levels of supportive housing from Level I, a completely independent housing program, to Level VI for those who need skilled nursing care.

The Standards of Care addresses resident eligibility, screening potential residents, staffing, and policies and procedures. These guidelines offer detailed description of programs in establishing and running a residence.

The Standards of Care review assures the quality of programs by setting down guidelines for services, health and safety, and general management, A dual-committee of DSS staff representative along with CARC staff use this tool to identify programs' strengths and weaknesses, highlight their best practices, and develop a framework, time line and process for technical assistance to correct deficiencies.

Standards of Care review includes:

1. Program Policies and Procedures: Program and Services, Admissions and Intake, services, and Supervision
2. Life, Health, Safety: Facility and Sanitation, Safety, Health Care, and Food Service
3. General Admission: Administration, Fiscal Management, Human Resources, Staff Development, Record Keeping, and Information Systems
4. Citizen and Community Participation
5. Grievance
6. Structural and Design Considerations
7. Confidentiality
8. Tuberculosis Screening and Management

VI. Attachments to the 2010-2011 Action Plan

Attachment A – Citizen Participation Process:

A. 1. Process for Public Hearings and Public Comment Period:

DECD held two public hearings to elicit input into the development of the state's 2010-11 Action Plan for Housing and Community Development: in Rocky Hill on October 5 2009, and in Hamden on October 8, 2009. Notice for these hearings appeared in seven newspapers around the state. See Attachment B for a copy of the notice and public hearing transcripts.

On April 30, 2010, DECD began the 30-day public comment period on the draft Action Plan. The public comment period concluded on June 1, 2010. DECD held three additional public hearings: in Hartford on May 13, 2010, in Bridgeport on May 14, 2010 and in Coventry on May 18, 2010. Notice for the public comment period as well as the three aforementioned public hearings appeared in seven newspapers around the state. See Attachment B for a copy of the notice and public hearing transcripts.

In addition to the public hearings and comment period, DECD posted the draft Action Plan on the agency's web site and this was noted in the legal notices. DECD also submitted, via e-mail, a copy of the legal notice for the public comment period and public hearings as well as a copy of the draft Action Plan to members of the State Legislature's Appropriations Committee, Commerce Committee, Planning and Development Committee, and the Chairs of the Housing Sub-Committee.

The municipal chief elected officials of all 169 municipalities in the state received a Department Notice informing them of the public comment period as well as the public hearings. See Attachment B for a copy of the notice. The draft Action Plan was also made available via the Regional Planning Organizations during the 30-day comment period.

A. 2. Outline of Activity for Public Hearings/Public Comment Period:

October 5, 2009, Public Hearing: No one attended this hearing. A copy of the transcript is included in Attachment B.3.a.

October 8, 2009, Public Hearing: Eight people attended this hearing; four provided comment. A summary of the comments and DSS/DECD's response will be included in the final version of this document . A copy of the transcript is included in Attachment B.3.b.

May 13, 2010, Public Hearing: To be completed

May 14, 2010, Public Hearing: To be completed

May 18, 2010, Public Hearing: To be completed

April 30, 2010 through June 1, 2010, Public Comment Period: To be completed.

A. 3. Summary of Public Comments Received and DECD/DSS Responses:

To be completed

DRAFT

Attachment B – Citizen Participation Documents

- B. 1 Legal Notices for Public Input Hearing and Public Comment Period**
- B. 2. Department Notices to Municipal Chief Elected Officials**
- B. 3 Public Hearing Transcripts**
- B. 4. Written Comments**

B. 1. a. Legal Notice Public Input Hearings:

NOTICE OF PUBLIC INPUT HEARINGS

The State of Connecticut Department of Economic and Community Development is seeking public input into the development of the State; 2010-2014 Consolidated Plan for Housing and Community Development, the Citizen Participation Plan, the 2010-2011 annual Action Plan, and the 2010-2014 State Long Range Housing Plan

The Consolidated Plan for Housing and Community Development (ConPlan) and the State Long Range Housing Plan (SLRHP) are Five-Year Strategic Plans that govern the administration of federal and state funding appropriated for housing and community development activities. Such federal funding includes the following programs; HOME Investment Partnerships (HOME), Small Cities/Community Development Block Grant(SC/CDBG), Emergency Shelter Grants (ESG), and Housing Opportunities for Persons with AIDS (HOPWA). The Action Plan is an annual implementation plan for the five-year ConPlan. The Citizen Participation Plan is a process that solicits citizen input and public review for the ConPlan. Public Hearings on housing and community development needs in Connecticut communities will be held to solicit input into the development of the above referenced documents. Hearings will be held at the following times and locations:

Rocky Hill

2:00 p.m.
October 5, 2009
CERC
Meeting Room
805 Brook Street, Bldg. 4
Rocky Hill, Connecticut

Hamden

2:00 p.m.
October 8, 2009
Hamden Gov. Center
3rd Floor Conference Room
2750 Dixwell Avenue
Hamden, Connecticut

All state residents are invited to attend and provide oral or written comments on housing and community development needs in Connecticut's communities. For copies of former documents, please refer to the Department of Economic & Community Development's web site, www.DECD.org or the State Library.

Written comments may be sent to W. Michael Regan, Community Development Assistant Administrator, Office of Strategy and Policy, Department of Economic & Community Development, 505 Hudson Street, Hartford, CT 06106-7106 or CT.Housing.Plans@ct.gov

All comments received will be addressed in the Public Commentary Sections of the aforementioned Plans.

Department of Economic & Community Development programs are administered in a nondiscriminatory manner, consistent with equal employment opportunities, affirmative action, and fair housing requirements. Questions, concerns, complaints or requests for information in alternative formats must be directed to the ADA (504) Coordinator, Irina Baj-Wright from the Department of Administrative Services, at 860-713-5391. Locations for the public hearings are handicapped accessible.

Distribution Date: September 17, 2009

B.1.b. Legal Notice Public Comment Period :

NOTICE OF PUBLIC COMMENT PERIOD

The State of Connecticut Department of Economic and Community Development is seeking public comment on the draft 2010-2015 Consolidated Plan for Housing and Community Development, the Citizen Participation Plan, and the draft 2010-2011 annual Action Plan

A thirty-day public examination and comment period will begin April 30, 2010 and end June 1, 2010. The draft 2010-15 Consolidated Plan for Housing and Community Development (ConPlan) is a five-year strategic plan that governs the administration of federal funding appropriated for housing and community development activities that benefit persons of low- and moderate- income. Such federal funding includes the following programs; HOME Investment Partnerships (HOME), Small Cities/Community Development Block Grant(SC/CDBG), Emergency Shelter Grants (ESG), and Housing Opportunities for Persons with AIDS (HOPWA). The HOME and SC/CDBG programs are administered by the Department of Economic and Community Development and the ESG and HOPWA programs are administered by the Department of Social Services. The draft 2010-15 ConPlan represents approximately \$145 million in federal funding over the five-year period. The draft 2010-11 Action Plan is the initial annual implementation plan for the five-year ConPlan. The Citizen Participation Plan describes the procedure the state will use to encourage participation and solicit input in the development of the documents related to the Consolidated Planning process. Public Hearings as listed below will be held to solicit comments on the above referenced documents.

Hartford
2:00 p.m.
May 13, 2010
Metropolitan District Commission (MDC)
Anthony H. Gallicchio Training Center
125 Maxim Road
Hartford, CT

Coventry
10:00 a.m.
May 18, 2010
Coventry Town Hall
Conference Room B
1712 Main Street (Route 31)
Coventry, Connecticut

Bridgeport

10:00 a.m.
May 14, 2010
City Hall
City Council Chambers
45 Lyon Terrace
Bridgeport, CT

State residents are urged to attend the public hearings and provide comment on the draft plans. This information will be used in the development of the above mentioned plans. For copies of the draft plans noted above or previous versions of them, please refer to the Department of Economic and Community Development's website, www.decd.org

Written comments may be sent to W. Michael Regan, Community Development Assistant Administrator, Office of Strategy and Policy, Department of Economic & Community Development, 505 Hudson Street, Hartford, CT 06106-7106 or CT.Housing.Plans@ct.gov . The deadline for submission of comments is June 1, 2010. All comments received will be addressed in the Public Commentary Section of the aforementioned plans.

Departments of Social Services and Economic & Community Development programs are administered in a nondiscriminatory manner, consistent with equal employment opportunities, affirmative action, and fair housing requirements. Questions, concerns, complaints or requests for information in alternative formats must be directed to the ADA (504) Coordinator, Antoinette Alphonse at 860-270-8022. Locations for the public hearings are handicapped accessible.

Publication Date: April 22, 2010

B. 2. a. Notice to Municipal Chief Elected Officials of Public Input Hearings:

Office of Strategy and Policy Notice: Chief Elected Officials

Distribution Date: September 17, 2009 Effective: 9/17/2009 thru 10/8/2009

SUBJECT: Scheduled Public Hearings to receive input for the development of the State's 2010-14 Consolidated Plan for Housing and Community Development, annual Action Plan and the 2010-14 State Long Range Housing Plan

Please be advised that the State of Connecticut Department of Economic and Community Development is conducting two public hearings comment period on the Draft 2008 Consolidated Annual Performance Evaluation Report (PER). For additional information, refer to the attached legal notice which was published in seven newspapers around the state on September 17, 2009. The previous versions of the above referenced documents are posted on the DECD website @www.decd.org under publications/housing plans.

All interested residents are encouraged to participate by attending one of the public hearings or by providing written comments. Please feel free to extend this invitation to your local Community Development Director or Economic Development Director.

B. 2 b. Notice to Municipal Chief Elected Officials of Public Comment Period:

Office of Strategy and Policy Notice: Chief Elected Officials

Distribution Date: April 22, 2010

Effective: 4/30/2010 thru 6/1/2010

SUBJECT: Public Comment Period & Public Hearings

Please be advised that the State of Connecticut Department of Economic and Community Development is conducting a 30 day public comment period on the draft 2010-2015 Consolidated Plan for Housing and Community Development, draft 2010-11 Action Plan, and the draft Citizen Participation Plan. Three public hearings will also be held. For additional information, refer to the attached legal notice which was published in several newspapers on April 22, 2010. The draft documents will be posted on the DECD website @ www.decd.org under publications, during the comment period.

All interested residents are encouraged to participate by attending the public hearing or by providing written comments. Please feel free to extend this invitation to your local Community Development Director or Economic Development Director

B.3.a. Public Hearing Transcript of 10/05/2009:

STATE OF CONNECTICUT
DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT

IN RE: PUBLIC HEARING OCTOBER 5, 2009

2010-2014 CONSOLIDATED PLAN FOR 2:00 P.M.
HOUSING AND COMMUNITY DEVELOPMENT,
THE CITIZEN PARTICIPATION PLAN,
THE 2010-2011 ANNUAL ACTION PLAN AND THE
2010-2014 STATE LONG RANGE HOUSING PLAN

BEFORE: DEBRA LANDRY, FACILITATOR . . . Verbatim proceedings of a hearing before the Department of Economic and Community Development, held on October 5, 2009 at 2:00 p.m. at the CERC, Meeting Room, 805 Brook Street, Bldg. 4, Rocky Hill, Connecticut, at which time the parties were represented as hereinbefore set forth. . . .

MS. DEBRA LANDRY: Today is October 5, 2009 and it is 2:00 p.m. I am Debra Landry from the Department of Economic and Community Development. This public hearing is being conducted to solicit public input for the development of several documents as follows:

The State of Connecticut's 2010-2014 consolidated plan for housing and community development, the Citizen's Participation Plan, the 2010-2011 Annual Action Plan. And the 2010-2014 State Long-Range Housing Plan.

At this time there are no persons from the public available to provide input, so we will close down the hearing until someone appears. Thank you.

(off the record)

(on the record)

This is Debra Landry of the Department of Economic and Community Development. It is approximately 3:10 p.m. on October 5th and there's no general public here to provide input at this public hearing so we will close this public hearing officially. Thank you.

B.3.b. Public Hearing Transcript of 10/08/2009:

STATE OF CONNECTICUT
DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT

IN RE: PUBLIC HEARING OCTOBER 8, 2009

2010-2014 CONSOLIDATED PLAN FOR 2:00 P.M.
HOUSING AND COMMUNITY DEVELOPMENT,
THE CITIZEN PARTICIPATION PLAN,
THE 2010-2011 ANNUAL ACTION PLAN AND THE
2010-2014 STATE LONG RANGE HOUSING PLAN

BEFORE: DEBRA LANDRY, FACILITATOR

. . . Verbatim proceedings of a hearing before the Department of Economic and Community Development, held on October 8, 2009 at 2:00 p.m. at the Hamden Government Center, 3rd Floor Conference Room, 2750 Dixwell Avenue, Hamden, Connecticut, at which time the parties were represented as hereinbefore set forth. . . .

MS. DEBRA LANDRY: Today is October 8, 2009 and it is 2:00 p.m. I am Debra Landry from the Department of Economic and Community Development. This public hearing is being conducted to solicit public input for the development of several documents as follows:

The State of Connecticut's 2010-2014 Consolidated Plan for Housing and Community Development, the Citizen's Participation Plan, the 2010-2011 Annual Action Plan. And the 2010-2014 State Long-Range Housing Plan.

As there is no one here at this time to provide public input, we will close and open again if anyone shows up. Thank you.

(off the record)

(on the record)

MS. LANDRY: We do have some people that have attended the public hearing to provide public input and we would like to invite them to come up and provide that input at this time.

And if you would clearly provide your name and the entity that you represent before you start to speak, that would be helpful. Whenever anybody is available.

MS. JANICE ELLIOTT: Thank you for having this in my hometown. That makes it easy. I actually wrote this up because I -- I sort of write in just in terms of notes. But then I thought well I'll just give you a copy of it too.

MS. LANDRY: Absolutely. I'll make it go out just like it is if you want as well.

COURT REPORTER: Could you state and spell your name for the record?

MS. ELLIOTT: Yes. My name is Janice Elliott. J-A-N-I-C-E E-L-L-I-O-T-T. I'm president of Inside Housing Solutions, I'm a housing consultant based here in Hamden, but I've been working in the field of affordable and supportive housing in Connecticut for a couple of decades now. So I just wanted -- I was at the Connecticut Housing Coalition Conference yesterday and Mike Santoro put out a request that we all kind of say what it is that we would like to see in the housing plans that you are developing, both the State Long-Range Housing Plan and the Consolidated Plans. So I'm taking this opportunity to do that before it's all written.

So, I guess, the first thing I wanted to address was just the -- obviously there is an issue around homelessness in Connecticut and it is increasing, particularly among families.

So, a couple of recommendations that I would have for things to think about in developing the plan is one, continuing to advance the production of new permanent supportive housing for the most vulnerable individuals and families. Continue Connecticut's successful interagency collaboration that it has been using for several years now to finance supportive housing through a one-stop access to capital rent subsidies and services through the next step's initiative. And to appropriate new resources so that funding rounds are annual and they are predictable. Because having predictability in funding is one the keys to keeping production going. When there's fits and starts and it's unpredictable it makes it very, very challenging for the development community. Also, doing more to encourage the

integration of supportive housing units within mixed income developments. Some states like Massachusetts have done some interesting things around that.

And also to convene the state's interagency council on housing and homelessness quarterly. Right now it kind of meets in fits and starts. But really establishing that as a way to monitor the program performance and to identify kind of new areas for innovation. The other thing relating to the issue of homelessness has to do with preservation, that is insuring the successful continuation of supportive housing projects that are now reaching their 15-year tax credit period. So we're just on the cusp of that.

And another issue is to take advantage of the homelessness prevention and rapid re-housing program that is being funded right now with federal stimulus dollars that just started this year and it's going to continue through 2010. But there is going to be a lot of data that is going to be coming in to that program and we're going to learn a lot from that program about how to change the homeless response system from one that is very kind of shelter and transitional housing based to one that is more housing based. So my recommendation is really to kind of take the opportunity to learn from the program and look at how then the state can kind of sustain the things that we find that really work well to prevent homelessness among individuals and families. And get families out of shelters quickly and into housing.

Another issue I wanted to address was, you know, the fact that it will continue to be a trend over the next five years is, unfortunately, is that the non elderly population in Connecticut is declining and that's really a threat to the state's economic future. And part of the reason for that decline is that there is a lack of affordable housing options where people want to live. So I've been involved with actually the first incentive housing zone development in the state that is currently under way and have been -- it's been a fascinating process and we are kind of learning a lot through that process. So, a couple of recommendations kind of from what we've been learning is that it would be helpful if the state provided scoring and funding bonuses for family rental developments within local incentive housing zones, especially projects sponsored by non-profit community-based organizations. And the reason I say that is because we're finding that these kind of local grassroots organizations in these suburban communities can be extremely powerful in making this work and getting those zones implemented and

having people pay attention. It is really a neighbor-to-neighbor advocacy that they do which is pretty powerful -- so encouraging that.

Another is -- think about allocating project-based rent subsidies through DSS for a portion of -- even if it's a couple of units in each of these incentive housing zone developments to enable projects to participate in regional efforts to address the affordable housing needs of families with incomes below 25% of median.

I don't know if you saw in the New Haven Register the other day there was an article about all the families along the shoreline that are having to live in motels because there is just -- there is no rental housing in some of these communities. In Old Saybrook is where I've been working, there is no rental housing. So, as we've been looking at how to incorporate some units to serve those families becomes very challenging unless there is rent subsidies available.

Another would be a number of these incentive housing zone developments, particularly the ones that are kind of grassroots oriented are going to be smaller projects. So, providing relief from some of these per unit funding caps for projects that are under 25 units, not everything can be a gap worth funding. Don't make folks go crazy with having to get ten different sources of funds to piece together to do these small things.

A couple other things on that which I'll just mention, a number of these small suburban communities are in coastal areas so look at the financing of developments in 500-year flood plains. Allow them where the development can actually mitigate the flood hazards which CHFA allows but DCD does not.

Another case where one agency allows one another -- CHFA for example doesn't allow financing for projects using septic systems without a waiver. But the DECD does, so again it's trying to coordinate that if we're really going to encourage these. And the other things that is kind of related to that is really trying to coordinate the efforts of OPM, DECD and CHFA in the financing of these incentive housing zone projects so that there is some coordination between the towns that are getting these technical assistance grants and the ones who are actually doing development, have them actually talk together, the agencies talk together.

And I realize that I have a lot here, but it's --

MS. LANDRY: No, go ahead.

MS. ELLIOTT: Another issue is Connecticut faces the potential loss of hundreds of units of affordable housing through either the expiration of low income housing tax credits on deals or expiration of federal restrictions or expiring federal rent subsidies, or even the aging and deterioration of DECD financed housing, like the Mod rental program. So, one thing that kind of has been driving us crazy in the housing community is that there is no clear, concise plan for addressing this issue.

So one recommendation I have is develop a concise ten-year plan for addressing this preservation issue similar to the UConn ten-year plan, and the plan should be an inner-agency effort with, you know, that involves DECD and CHFA, plus some of these other agencies that have housing resources such as DSS, DMAS, DCF, and have clear leadership from OPM and the Governor's office around this issue because it is a tidal wave that's going to hit us if we don't pay attention. And there may also be federal resources that might be available that can be pulled into this, but if we don't have a plan, we are going to lose out to other states who were more thoughtful about it.

And then the other piece around preservation is, use preservation as an opportunity to address other housing priorities at the same time so you could incorporate units that address homelessness prevention and incorporate supportive housing units in the refinancing of some of these developments. So that's something to think about.

A fourth thing is, you know, this issue around high housing operating costs. One way of thinking about this providing bonus capital dollars for green projects to really encourage the incorporation of solar and geothermal and other energy savings technologies. The high up-front cost of some of these technologies is really a disincentive to pursue them, particularly for small projects. So having some incentives would be helpful, but then we also found that the State's utility allowances don't really recognize the energy savings of things like energy star appliances and heating systems so its kind of getting the state housing agencies to think more green and how that plays out in its policies and what it puts out.

And the last, the very last thing I'll say, and then I'll go away, is a recommendation about policy leadership. The housing efforts and resources at the state level are

spread among a lot of agencies, but other than in the supportive housing field, these agencies operate fairly independently when it comes to housing. And I think the supportive housing initiatives are a good example of how you can actually do some pretty interesting things if folks have a real task to focus on. And what has really proven successful on those initiatives is that there has been this kind of guiding singular vision, a set of goals to accomplish with some good leadership and really OPM there driving the coordination and ensuring accountability is key to that.

And the last part that I'll say around this whole issue kind of policy leadership is a recommendation to really pay attention to what is going on at the federal level. Because the next few years are going to be really interesting what comes out of the Feds. There is likely to be new resources or new directions or new ways of using resources that are going to come out of HUD but also HHS, particularly rent-supported housing, so Connecticut needs to stay ahead of the curve in these plans, kind of anticipate how it would use funds if they become available for affordable and supportive housing. That's my comments.

MS. LANDRY: Thank you very much for your input. And I'm glad you put it in writing as well cause there is a lot there and I think it's quality stuff. Thank you very much. Appreciate that. Is there anybody else that would like to provide input at this time? We can take a break if you like.

VOICES: No, no break.

MR. SIMON GERSON: Hi. I'm Simon Gerson with Poco Partners. Thank you for the opportunity to speak. Poco Partners is an affordable housing development firm with projects all over Connecticut. We do mixed use, mixed income, urban development. We do it all over the state. In any place we build we try to grow the community and really make an investment in things beyond just the bricks and mortar.

Economic development in Connecticut is about jobs. Jobs, jobs, jobs, jobs, jobs. Connecticut needs to attract more jobs and retain more jobs in order to bring the economy back to where it was, bring the economy back out of the recession. Why talk about jobs when we are talking about housing, when we are talking about federal community development programs? The reason is that the ConPlan and the housing plan are more than just plans to allocate funding. They are more than just, you know, boxes to check, forms to fill out on the computer on CPNP or all those great things that

come down out of HUD headquarters. The ConPlan, the State Housing Plan, the Long-Range Housing Plan are really policy documents. Policy and planning documents and they set the tone for development throughout the state. How can they encourage jobs? They can encourage jobs through enabling employment

Now, the amount of funding that we are talking about is not enough to attract a company to bring a factory to start up a big industry. We're talking about local level livable communities. The state planning and policy documents, the ConPlan and the Housing Plan need to enable people to set up businesses. To set up small businesses, to set up medium size businesses in cities and towns. By allowing people to live close to where they are going to work, allowing people to get where they need to go from where they are. One thing that is very important in that vein, in that job creation vein, in that community development vein, is to prevent green field's development. I think it's a very powerful statement, that Connecticut needs to send a very powerful signal to its people and to the federal government that we are not going to build on empty space any more. And that's not to just to eliminate the building on native forest or farmland, it's really taking a step towards sustainability. To build where there are services, to build where there is transit, Connecticut is suffering from a sustainability crisis. The roads are too clogged, people spend way too much time in traffic. We need to encourage transit-oriented development, encourage people to live close to services like grocery stores, community centers, things like that. And it's not an argument about urban vs. rural and whether the money should go to Fairfield County or Washington County, it is about building in the center of towns versus building out in the middle of nowhere where you have to bring a sewer, you have to bring roads, you have to bring everything out there.

Can the ConPlan and the Long-Range Housing Plan do all that? The answer is yes. They are planning documents. They are more than the sum of its parts, and it is imperative that they bring that enabling paradigm of transit-oriented development, and sustainable development into everything that they reverberate around. I mean this is low income housing tax rate -- QAP. All sorts of state planning instruments. So we encourage you to think beyond just home HOPWA, ESG, CDBG, etc. Think in terms of creating a development plan for the State of Connecticut. And when you do that, think about creating jobs. Thank you.

MS. LANDRY: Thank you very much. That was good.

MS. DARA KOVEL: Good afternoon. My name is Dara Kovel, that's D-A-R-A K-O-V-E-L with Mill River Housing. We are a housing consultant, developer and have been involved in affordable housing development for almost twenty years. And you will hear some of the same themes that you've heard from Simon and Janice restated here. The event we were at yesterday with the Connecticut Housing Coalition's conference yesterday, there was a workshop with the DECD and CHFA and Mike Santoro spoke at some length about the ongoing coordination between CHFA and the DECD and the increased communication and policy work that is going on with those two agencies.

And I would start by saying we would love to see this long-range plan, the five-year plan, as well as sort of the actual implementation of that plan, further actualize and recognize the relationship between CHFA and DECD as sort of two hands or two parts or two sides of one coin because really, DECD doesn't typically fund housing alone and in actuality we would like to see this plan reflect not only in-depth conversations and discussions on leverage with CHFA but also with CDA, DOT, and DEP. Knowing that that is quite a big nut to crack just in terms of engaging in having meaningful discussions about transportation policy and environmental policy and development policy, but that every project of size that effects our landscape typically has at least two, if not more than two, of those agencies engaged. And it's essential that DECD be describing its policy in the context of these other agencies and that there is some buy-in or at least an understanding amongst those agencies of that inner relationship.

I'm going to talk a little bit about sort of what may be the more mundane stuff.

I will speak later about responsible growth and mixed income. But to me one of the things I would like to see in this document very much is a clear reporting of accomplishments over the last five years. And I know you do this as part of your description to HUD every year on the ConPlan. But a real analysis of the last five years of where the dollars have gone, what they've generated, how many units they've created, what units, you know, what income levels that served, what the geography of those units that have been created reflect. And what that tells us about how we've done over the last five years with these resources. I think that's really essential. And then building on that looking at the next five years in our future, the same kind of, I would say, disciplined approach of what are our milestones

and benchmarks, what are our timelines, what are we trying to achieve, what are the resources we have, and how will we measure success? Because what we don't want to do is get to the end of five years and have spent, you know, \$50,000,000 or \$100,000,000 worth of housing funds and not be sure if we did what we set out to do, or the best we could have done with those dollars.

So I think being very specific on a year-by-year basis about what we're trying to do with those dollars is going to force a much more meaningful conversation when we do have a draft to look at, if we can be looking at those kinds of measurements and descriptions, then I think you will have engagement with the public because that will bring people to the reality of like, oh, this is what the policy is that we're trying to implement. Rather than a lot of narratives about these many programs that exist that are all intended to do good things. But I would encourage as much specificity in the document as possible. So I also I guess come here with the hat on as a board member of 1,000 friends of Connecticut which is a smart growth advocacy group and on this front I will echo Simon's points about making sure that we spend the dollars for development, any kind of development, be it housing development mixed income housing, low income housing, supported housing, homeless housing, in the places where people have access to the services, the transportation, the education resources, whatever activities they need without having to get in their cars. So we would like to see that and, as Simon said, this isn't about, you know, small town versus big city, this is about developing in the center. And we know that the governor has made a commitment around responsible growth several years ago now and we would like to see an increasing kind of -- the bar raised further as to the dollars being spent in what we would consider responsible growth areas, which is not green fields, which is on redeveloped sites rather than vacant sites which is on sites within a half a mile of a train station or a quarter of a mile of a bus stop that has some frequency during the course of the day, and within walking distance to some, you know, commercial, cultural, civic activities where people can live their lives outside of their cars. Because we all recognize that that has health impacts, infrastructure cost impacts, and will make our state a better place over time.

I've already mentioned the coordination with other agencies I think -- and I would also mention to coordinate with the economic development strategy -- I know that is a much larger, broader document. But as was stated earlier, economic development and housing go hand in hand

everywhere and I think we can do a lot in the economic development realm by doing more on the mixed income and affordable housing front making it more affordable for workers to stay in the state.

And, as our population ages, also making sure that they have places where they can live and walk and stay here as well. One of the challenges that strikes me at this time is that, obviously being in the economic crisis and the budget situation that we're in right now, I'm not sure what the instinct is going to be around describing the use of funds that don't exist, like flex-funds or housing trust fund dollars, but I think it's important to look at that honestly with some reality and say okay we know we get home money and we have the stimulus -- federal stimulus dollars opportunity. Those are real funds and hopefully we can access the stimulus dollars on a competitive basis and I think this plan should include a look back at what stimulus dollars have been requested and what the hope is for those stimulus dollars over the next year and a half to two would be, so I think that should be included in this plan. And then there has to be sort of an honest look at what it means -- what we've learned over the last few years about the housing trust fund program which had a few rounds -- or several rounds of success before it ceased to be funded through the bond commission. And the flex dollars which in number are a very large resource, but in reality are not. So, it would be great to have this conversation be a way to engage OPM perhaps about how to recreate a serious source of state housing dollars outside the federal sources that already come to the state by their nature. So, we would very much like to at least have some description of that even if -- I mean we would recognize there is a substantial political challenge in that as well.

I would also echo Janice's comments on the preservation front. I mean this is something that has faced -- I think the country has been -- those of us in the affordable housing industry have been aware of this for, you know, over ten years -- probably fifteen years now that a lot of the HUD properties and some of the tax credit financed properties have been coming to the end of their affordability restriction period and we're never going to build as many units as we could preserve in this state. And I think Janice put it very well that we should -- that this plan should include a very specific list of all the properties that are out there, what we can do to, you know, what kind of priority we would create to have them refinanced and kept affordable for a substantial period of time into the future and how those projects will be prioritized because we can more effectively spend our dollars saving housing from

becoming market rate, than sometimes we can from building it from scratch. I think that that should be a very large priority.

I think the flood plain issue has been touched on, and I think that should be modified in the way it causes for some serious obstacles for really valid good developments in the state.

I thank you for having this opportunity to comment and we definitely look forward to the draft that will be forthcoming. Thanks.

MS. LANDRY: Thank you. That's very helpful. Is there anybody else that would like to provide input at this time?

MR. KENNETH OLSON: Thank you for giving us the opportunity to comment on the ConPlan. I'm going to tell a story and paint a little bit of a picture I hope.

COURT REPORTER: Your name, please.

MR. OLSON: My name is Kenneth Olson and I am a principal at Poco Partners. I dream or think about the possibility of a community existing where people of varying cultures, income levels, and geographic origins live together. A place where they can work, where they can live, where they can shop, where they don't have to immediately get in their cars to drive, but can have the opportunity to do so. But also can live within a community where there is adequate mass transportation or foot power or petal power, or any number of variations along that.

This kind of community is easily available in Connecticut in a variety of different settings and the previous people who spoke before me talked a lot about this. The plan that we're talking about now is going to drive development far beyond its own life. And its ability to focus and narrowly target those areas it can most affect is very meaningful. I have participated in conversations across the state on both sides of DECD, on the commercial side and on the housing side, and what is unique about those conversations is there is very little interaction between those folks.

So, as Simon said earlier, the idea that small business drives the national economic engine is no surprise to anybody, and we do very little to incorporate the philosophies that drive that small business into our housing product. So we build mixed income and mixed use communities. The use is enormous. Our ability to provide commerce within the context of the development is enormous.

Ability, attraction, traction, and economic development, all of this is a circle.

And our ability to drive that agenda in an effective way is meaningful if we have a focused plan. So what does a focused plan mean? In part at least it means rational funding. Something that we don't really have in a meaningful way.

There are tools available to us today that you have available to you today that we could be more nimble with. There are bands that we could take advantage of. What does it really mean to provide housing for people who could be part of the work force? Yes, it's wildly important to provide supportive housing, and yes it's extremely important to provide affordable housing for those people at the lower tiers of the income band, but we also need to be able to provide housing for middle income folks who can't afford to buy a house for \$700,000, or \$500,000, or even \$400,000 or \$350,000. And can't, or don't want to own a home and want to rent because they don't want the responsibilities of a home. Whether that's in urban environments or suburban environments. But we don't focus on those people. In fact, we ignore them completely. And much of the rent structure that sits within the DECD structure is almost antagonistic to it. So while we talk about 100 and 120 percent of AMI, we never quite get there.

And again, I think that I'm back to my dream where people live together because a vibrant, dynamic, exciting community is a community where there are different kinds of people all living in the same space -- preferably not in the same apartment. Which means that we need to provide supply.

Now coming from a person who lives on the production side of the world, I want to echo the preservation concerns because it is far cheaper to preserve affordable housing than it is to build new, affordable housing. And in many, many, many communities throughout Connecticut, of the 169 towns that I keep hearing about, many of these communities should never build another housing unit. If not never, certainly not within the life of this ConPlan. Instead we should focus on the resources that are already there. There are already resources in many of these places, but we have been unable to successfully capture them. Part of it is because they've not been well identified, part of it is because there is not adequate financing or the kind of financing that would be attractive and available.

There are lots of different reasons for this, but I think attention should be paid to the idea that production is not always the solution. New production when I say that. And that preservation or using opportunities that are already available to us and being flexible about how we them is an enormous part of the solution. In other places where demand is significantly higher, I think that we should pay attention -- we should rationalize our funding sources.

So what does that mean? That means that as was said before by Dara, the idea that the bond commission approves every deal makes it impossible -- there's a lack of respect for the development cycle and for the developer. Unreliability breeds contempt for the new development world. So, we don't want to have that, we want to have a process that's clear, it's direct, it's reliable and everybody can move forward.

So, in summary, reliable funding means that people will take advantage of the opportunities out there either in the production world or the preservation world, that we should promote the idea of mixed income and mixed use housing projects with developments in areas where we don't necessarily need to drive to and from. And I want to stress the point that communities -- healthy, vibrant communities are made up of three basic components: housing of a varied type, commerce, where people can live and work and shop and get all of the services that they need, or many of the services that they need, and culture.

The idea that there is more to a community than just buildings is essential, but that's an outside conversation for DECD. Thank you very much and enjoy the day.

MS. LANDRY: Thank you. Is there anybody else that would like to provide comment? We can also take a break and come back later -- open this up later -- take some time. Okay, I think I'm going to close this for now, but I'm willing to open this at any time if anybody else would like to speak. Thank you very much.

(off the record)

(on the record)

MS. LANDRY: This is Debra Landry from the Department of Economic and Community Development. It is now 3:35 p.m. and we have no more representation from the public to provide input into this public hearing, so I will officially close the meeting at this time. Thank you.

- B. 3. c. Public Hearing Transcript of TBD/2010: To be completed
- Public Hearing Transcript of TBD/2010: To be completed
- Public Hearing Transcript of TBD/2010: To be completed

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**Attachment C – Application Documents:
To be completed**

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