

HOUSING FOR ECONOMIC GROWTH PROGRAM POLICIES

CGS SECTION 8-13 (m-x)

Overall program status

The State of Connecticut will continue to face difficult economic and fiscal challenges for the foreseeable future. As a result of that situation, no additional funds have been made available for the Housing for Economic Growth (HEG) program. In addition, the Technical Assistance (TA) portion of the program has been so well received that it is straining the scarce dollars that remain for the two remaining implementation stages, which will be initiated over the course of this and the next two fiscal years.

Therefore, in the best interest of the overall program, OPM has developed the following policy changes for managing the program going forward. Obviously, if the economic climate changes and additional funds become available we would be willing to revisit these new funding policies.

Technical Assistance Phase

A total of 35 applications have been approved. 15 applications were received by OPM before the temporary suspension of the TA grant. 4 applications were received after the suspension and will not be reviewed for funding.

In spite of these challenges and scarce funding, OPM has decided to fund the 15 municipalities at a level of \$20,000 per municipality. OPM will work with the municipalities closely in identifying resources such as draft sample regulations, design standards, housing needs assessment, etc. to accomplish the tasks within the approved grant amount.

Application - Zoning Adoption Phase

The zone adoption payment will be up to \$2,000 per unit. The projects will be prioritized and funding amounts will be determined on a case by case basis meeting responsible growth goals in addition to the statutory requirements. Examples of such goals are, but not limited to:

- Location of the proposed zone
- Readiness of the project
- Proximity to transportation facilities
- Regulations/project meeting responsible growth goals
- Payments will be limited to the number of units that can physically be constructed in the overlay zones as a matter of right

The applicant will submit the proposed incentive housing zone or zones, the draft IHZ regulations and the draft design standards (if applicable) and other required information as per the Zone Adoption Application and Instructions Form. Any required information missing from the application will delay the application approval and may result in the loss of funding, regardless of the date the application was submitted to OPM.