

# HOMEConnecticut

## 2022 Legislative Agenda



Last updated: 3.14.2022

### Connecticut has an affordable housing shortage.

To ensure every Connecticut resident has access to affordable housing choices in all communities across our state, we must: advance housing justice by supporting low- and moderate-income households, remove barriers to building diverse housing options, and invest in affordable housing.

### Advance Housing Justice by Supporting Low- and Moderate-Income Households

- **Increase Investment in Rental Assistance Program (RAP)**

Increase DOH Housing/Homeless Services line by at least \$20 million in FY23 to expand the Rental Assistance Program (RAP) to provide rental assistance to 2,000 more low-income households.

Even prior to the pandemic, 120,000 renter households spent more than half of their income on housing costs. RAP vouchers are a flexible tool to address housing insecurity and assist severely cost burdened renters. Assistance adjusts with changes in household income and allows renters to move to locations that work best for their employment and other needs. RAP vouchers also provide reliable rental income for landlords in the free market and help ensure basic housing quality standards are met.

### Remove Barriers to Building Diverse Housing Options

- **Zone for Housing Diversity in Transit-Oriented Communities**

Revise zoning regulations to allow as-of-right and affordable housing near transit. The state should require towns to permit housing construction within a ½ mile from train or CTfastrak stations. Such housing should be permitted at a density that facilitates affordability to low and middle-income Connecticut residents.

Transit-oriented development increases housing stability for Connecticut's households. Train stations and CTfastrak stations are important pieces of our state infrastructure that ought to be accessible to Connecticut residents at all income levels. Currently, restrictive zoning has been used as a barrier to allowing residents to access these state resources. Creating more housing opportunities near transit – at no public cost – is just one piece of a necessary overhaul of Connecticut's approach to zoning which, today, stymies housing development and growth to the detriment of equity and economic vitality.

- **Municipal Obligation to Support Affordable Housing**

## HOMECT

HOMEConnecticut is a broad-based campaign working to address Connecticut's affordable housing shortage.

Our consensus legislative agenda is endorsed by the HOMEConnecticut Advisory Committee, a committed group of stakeholders which guide the Campaign.

HOMEConnecticut acknowledges the historic and ongoing role of systemic racism in creating and perpetuating inequitable housing outcomes in Connecticut. The policies outlined here work to expand housing choice in Connecticut, and actively remove barriers to housing opportunity in order to advance more equitable outcomes.



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Every Connecticut community has an obligation to contribute to meeting the housing needs of our state, including permitting its fair share of housing for both low- and moderate-income households. HOMEConnecticut supports legislation that will accomplish this result.

### Invest in Affordable Housing

- **Preserve Strategic Capital Investments in Affordable Housing**

Preserve both of DOH's FY23 authorizations of \$100 million for the Affordable Housing FLEX Fund (including \$30 million for preservation of State Sponsored Housing Portfolio units), and \$50 million for the state Housing Trust Fund.

Helping families that are rent-burdened and those experiencing homelessness obtain and maintain permanent, affordable housing is critical to stabilization of families and economic growth. Building new and rehabilitating existing affordable homes generates millions of dollars in new economic activity, creates jobs, and broadens the state's tax base. We must continue making critical capital investments in affordable housing to expand housing choices for families across Connecticut, preserve existing affordable rental homes at risk of loss, and support the state's economy.

### COLLECTIVE IMPACT

**Collective impact** is the commitment of a group of actors from different sectors to a common agenda for solving a specific social problem, using a structured form of collaboration.

Partnership for Strong Communities serves as the backbone organization responsible for supporting the operation, management, and logistics of both **HOMEConnecticut and the Reaching Home Campaign**, which works to make homelessness rare, brief, and one-time in Connecticut.

Collectively, HomeConnecticut and Reaching Home drive policy change to ensure everyone in Connecticut has a safe, stable home that is affordable to them in an equitable community of their choice where they can thrive.