

HOMEConnecticut

2023 Legislative Agenda



HOMEConnecticut works to ensure everyone in Connecticut has access to safe, stable, accessible, and affordable housing in the community of their choice. We acknowledge the historic and ongoing role of systemic racism in creating and perpetuating inequitable housing outcomes. The policies outlined here work to expand housing choice in Connecticut and remove barriers to housing opportunity to advance more equitable outcomes.

Increase Investments in Housing Stability

Add an additional \$72 million in both FY 24 & 25 to the DOH Housing/Homeless Services line to expand the general Rental Assistance Program (RAP); and

Add \$5 million to the DOH Housing/Homeless Services line for housing navigation and mobility services to assist voucher recipients with finding homes.

With an additional \$144 million, 2,400 more households can receive rental assistance. RAP vouchers are a flexible tool for housing security, assisting cost burdened renters in moving to locations that work best for them while providing reliable rental income for landlords and ensuring basic housing quality.

Build More Affordable Homes

Increase FY24/25 bond authorizations to \$150 million for the Housing FLEX Fund and \$75 million for the Housing Trust Fund.

Funding increases are needed to account for inflationary costs in home construction and to increase the number of affordable homes produced each year. Nationally, building materials costs are up 25% since 2020, and construction labor costs have grown 5% in the last year. The state is short at least 86,000 homes affordable to extremely low income households.

Advance Housing Quality and Safety

Create a \$5 million pilot program to support additional housing inspection capacity and enforcement in municipalities with a proactive residential rental licensing or inspection program that require regular inspections without the need for tenants' complaints and ensure landlords' compliance with local health and housing code ordinances.

Much of Connecticut's multifamily housing is old and in disrepair, leaving tenants vulnerable to negative health and safety consequences. These conditions often go unreported, or citations go unenforced. Making \$2.5 million per year available to cities that have codified a proactive residential rental licensing or inspection program would provide for added resources to carry out inspections and enforce violations.

Prevent Weakening of Existing Affordable Housing Law

The Affordable Housing Appeals Procedure (Section 8-30g) is a crucial component of affordable housing development in Connecticut.

HOMEConnecticut is led by a broad-based Coordinating Committee.

Jocelyn Ayer, Litchfield County Center for Housing Opportunity
Erin Boggs, Open Communities Alliance
Melvyn Colon, Southside Institutions Neighborhood Alliance
Nicole Ferreira, Beacon Communities
Kiley Gosselin, Partnership for Strong Communities
Emmeline Harrigan, American Planning Association, Connecticut Chapter
Pete Harrison, Desegregate CT
Kasey LaFlam, IISC
Cori Mackey, Center for Leadership and Justice
Zach McKeown, Connecticut Conference for Municipalities
Jim Perras, Homebuilders and Remodelers Association of Connecticut
Teth Pickens, Consultant
Rafie Podolsky, CT Legal Services
Lisa Quach, Department of Housing
Chris Senecal, Hartford Foundation for Public Giving
Marcus Smith, Connecticut Housing Finance Authority
Sarah White, CT Fair Housing Center
Aicha Woods, Fairfield County Center for Housing Opportunity



PARTNERSHIP FOR STRONG COMMUNITIES

l: 227 LAWRENCE ST, HARTFORD CT 06106 * e: HOMECT@PSCHOUSING.ORG * p: 860.244.0066 * w: WWW.PSCHOUSING.ORG

1.19.2023

Our Values on Zoning and Housing Development

Restrictive local zoning regulations play a significant role in the ongoing housing crisis in Connecticut. These regulations prevent the creation of more affordable, accessible, and diverse forms of housing. They also block progress on economic prosperity, racial integration, and environmental resiliency.

To address this deep need, conservatively estimated at between 86,000 and 135,000 units, the state should develop fair housing unit goals for municipal planning and zoning, tailored to each municipality's resources and past affordable housing production performance, and establish a set of incentives to support municipalities in meeting their goals. These should include additional state investments in water and sewer infrastructure that sustainably promotes density.

Such incentives should also include support of transit-oriented development, which is a critical tool that the state must support to encourage home creation around the state's extensive public transportation network. Bus, rapid bus, and train stations are important pieces of our state infrastructure that ought to be accessible to Connecticut residents at all income levels in all parts of the state. Updating zoning around public transit both diversifies housing choices, creates more walkable communities, and incentivizes statewide economic development opportunities in these important areas.

