

Commission on Connecticut's Development and Future

Regular Commission Meeting

Monday, March 6, 2023

3:00 PM – 4:30 PM

Room 1E of the Legislative Office Building or Virtual Via Zoom

In attendance: Martin Heft (Chair), Rep. Jason Rojas (Chair), Anika Singh Lemar, Donna Hamzy, Steven Kleppin, Benjamin Wenograd, Gregory Ugalde, Betsy Gara, Francis Pickering, Rep. Roland Lemar, Timothy Hollister, David Elder, Rep. Geoff Luxenberg, Rep. Tony Scott, Sen. Tony Hwang, Jennifer Perry, Kiley Gosselin, Lamond Daniels, Sen. M.D. Rahman, Randi Pincus

- I. Call to Order
At 3:03pm Rep. Rojas called the meeting to order.
- II. Attendance
Quorum met.
- III. Approval of February 6, 2023, minutes
Motion to approve minutes. Second by all. Voice vote. Minutes approved.
- IV. Working Group Presentations
 - a. Municipal Affordable Housing presented by Timothy Hollister
 - i. Report adopted on February 16th. Working group tasked with making recommendations about the affordable housing plans with attention to housing opportunities including multifamily, coordinating affordable housing with the states consolidated plan, and how compliance should be demonstrated.
 - ii. Timing issue: while preparing the report, towns were filing their plans. Report is shaped by legislative context, specific assigned task, and the list of towns that submitted their plans. Please note, relatively few towns submitted adequate reports.
 - iii. Achieving 10% of town housing stock on 8-30g provides the town an exemption but it does not mean that the state has met the goal for affordable housing.
 - iv. Legislative recommendations
 1. Timetable for response to/implementation of report
 2. Specify who adopts a housing plan
 3. Consider enacting their Report's recommendations and checklists as section 8-2 requirements
 4. Ask DOH to propose additional models for Affordability Plans (capital improvements, utility costs, mortgage rate for sale units, etc.

V. Questions

- a. *Rep. Rojas* - In terms of your first recommendation the timetable for response, we're talking about prescriptive guidance to towns about how they should implement their plans?
 - i. *Tim Hollister* - A lot of our recommendations should have been implemented in 2022 in accordance with the law that was passed in 2021.
- b. *Rep. Rojas* - Does OPM have the capacity to respond to all 169 plans in one year?
 - i. *Martin Heft* - Under current law, there is no need for OPM to review every affordable housing plan. Looking at the plan of conservation development as a model, they're not all due in one year.
- c. *Rep. Rojas* - Where's the accountability. Maybe the appropriate place for review isn't OPM, but we need to know who will hold towns accountable to following the affordable housing plans they put forth.
- d. *Rep. Scott* - From my standpoint, the statement that we need around ten thousand new affordable housing units seems high when we only have around 3,000 people experiencing homelessness.
 - i. *Rep. Rojas* - The 3,000 people you mentioned who are currently homeless only represent the most extreme population. But there are tens of thousands of people who are very cost burdened by the cost of housing.
- e. *Francis Pickering* - Did any of the municipalities make any attempt to address the thousands of people who are cost burdened by housing?
 - i. *Tim Hollister* - The best part of the housing plans was the housing needs assessment. Yes, I think we have a good handle on that part of the problem.
- f. *Francis Pickering* - Municipalities came to us and said that they understand the scale of the problem, but not how to address it.
- g. *Anika Singh Lemar* - the history of 8-30g and towns saying they could do it on their own; 8-30j was intended to prove that they could handle on their own and after looking at the reports submitted, they couldn't.
- h. *Ben Wenograd* compliments the committee on the report, emphasizing the 10% "misunderstanding"; 10% language is damaging. Towns far away from the 10% have the mentality of why bother because they will never get there.

VI. Business

- a. Legislative
 - i. HB 6647 - AAC The State Plan of Conservation and Development; currently awaiting action on the bill.
- b. Review of Commission Timeline:
 - i. Review recommendations - by July 1, 2023
 - ii. Draft Report - by September 1, 2023
 - iii. Final Report - due January 1, 2024
- c. Working Group Presentations
 - i. January - State and Municipal Statutory Plan Process
 - ii. February - Model Code and Design Development
 - iii. March - Municipal Affordable Housing Plans

- iv. April – State Consolidated Housing Plan
 - v. May – Sewerage
- d. Next Commission Meeting – April 3, 2023
- e. Other

VII. Public Comment
No public comment.

VIII. Adjournment
Chairs thanked everyone. Motion to adjourn. Second by all. Meeting adjourned at 4:02pm.