

Commission on Connecticut's Development and Future

Regular Commission Meeting

Monday, April 3, 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), Kiley Gosselin, Robert Mayne, Matt Lombardo, Rep. Roland Lemar, Sen. Marilyn Moore, Gregory Ugalde, Benjamin Wenograd, Anika Singh Lemar, Binu Chandy, Rep. Tony Scott, Rep. Geoff Luxenberg, Jennifer Perry, Francis Pickering, Sen. MD Rahman, Randi Pincus, Sen. Christine Cohen, Timothy Hollister, Sen. Tony Hwang, Rep. McCarthy Vahey, Rebecca Augur, Rep. Eleni Kavros DeGraw, David Elder, David Barkin, Elizabeth Gara

- I. Call to Order
At 3:17pm Martin Heft called the meeting to order.
- II. Attendance
Quorum met.
- III. Approval of March 6, 2023, minutes
Motion to approve minutes. Second by all. Voice vote. Minutes approved.
- IV. Working Group Presentations
 - a. State Consolidated Housing Plan by Kylie Gosselin
 - i. Took a moment to acknowledge late co-chair, Rep. Quentin Williams and his work on this report.
 - ii. Recommendations: The Connecticut General Assembly should incorporate the seven elements outlined below as part of the Consolidated Plan beginning with the 2025 plan. Alternatively, these elements could be incorporated into a broader guiding state housing plan document like the former State Long Range Housing Plan produced by DECD last in 2010. Regardless, the working group concludes that the following are necessary components of a state affordable housing strategy: *the need for a broader, more comprehensive guiding state housing policy doctrine that applies to all housing and community development funding – state and federal and such guidance should include more specific location-based elements, actionable steps for implementing such guidance, measurable goals based on needs assessments and a regular plan for assessing progress on those goals.*
 - iii. In light of the limited capacity at DOH, references in other sections of the Connecticut General Statutes, and the recommendations of this working group, the Administration should add additional permanent staff capacity to support implementation and execution of the Consolidated Plan and housing needs assessments.

iv. 7 Recommended Elements

1. Require Regular State Housing Needs Assessments Every Five Years and Incorporate Findings
2. Expand Evaluation of Prior Performance and Align it with AAP and CAPER
3. Tailor Plan to Communities
4. Identify Opportunities and Incentives for Rehabilitation and Preservation
5. Address Housing Quality and Healthy Homes
6. Non-Funding Housing Strategies and Alignment with Outside Actors and Plans
7. Incorporate Input from People with Lived Expertise

V. Questions

- a. *Tim Hollister*— is the theme of the report that the con plan process currently works well or is the report more in the nature that there are serious systemic problems in need of an overhaul
 - i. *Kiley Gosselin*- mixed feelings; con plan as it is produced meets what's required of it but provides an opportunity to do more to really do something that would be more broadly applicable.
- b. *Rep. Rojas* – How many people at DOH are currently responsible for the State Consolidated Housing Plan?
 - i. *Gosselin*: It's only a handful of people, DOH would be able to answer this better. The point is that while a lot of these reports are good, they kind of stand on their own. But, we need to see how the plans relate to each other so we can see the larger plan.
- c. *Rojas*: I'm only asking to make sure that we're not asking DOH to make duplicative reports, which sometimes the legislature does.
 - i. *Gosselin*: Many of the seven elements we proposed will require more resources, but State Consolidated Plan is something DOH will still have to do regardless.
- d. *Rojas*: What are the performance measures from the report and what outcomes are HUD looking for?
 - i. *Gosselin*: We need to do a more in-depth analysis and apply the performance measures to more than just the five funding streams. We need to see how we're doing with our existing housing stock, are we reaching our goals with those who have extremely low incomes.
 - ii. *Gosselin*: Yes, DOH and CHFA are building lots of housing, but we need to be wary of where we're losing units. So yes, we need to focus on building, but also preservation of our existing housing stock.
- e. *Annika Singh Lemar*: The Consolidated Plan is really just a plan on how the State is going to spend HUD's dollars. From what I gather in my discussions with DOH, they seem to want us to create another report separate from the Consolidated Plan to ask them to do more things that fall outside of it.

VI. Business

- a. Legislative
 - i. HB 6647- AAC The State Plan of Conservation and Development: JFS language of bill out of committee
- 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 – May 1, 2023
- e. Other

VII. Public Comment
No public comment.

VIII. Adjournment
Chairs thanked everyone. Motion to adjourn. Second by all. Meeting adjourned at 3:45pm.