

Housing Subcommittee Meeting Human Services Coordinating Council

July 12, 2016 at 1pm
NECCOG, 125 Putnam Pike, Dayville, CT

Members Present: Jodi Aubin (NDDH), David Shadbegian (Access), Sue Starkey (NDDH), Jennifer Gross (ERMHB), Deborah Monahan (TVCCA), Tomest Maskell (Dept. of Corrections), Lillian Rhodes (Community Foundation Eastern CT), John Goodman (United Services), Jean Cyr (Friends of Assisi), Peter Debiasi (Access Agency)

Others Present: John Filchak (NECOOG), Hoween Flexer (NECCOG), Katy Shafer (PSC) Sam Alexander (NECCOG)

Called to Order: 1:07pm

Introduction of Guest Speaker: Katy Shafer

Presenter: Katy Shafer

- 40% of renters spend more than 30% of their income on housing
- 1/3 of home owners are spending more than 30% on housing
- In order to rent a 2 bedroom apartment in CT you would need to make at least 51,000 annually
- ½ of the job in the state pay lower than a living wage
- 32 of the 169 town have deed restricted affordable lands
- 122 towns have 40% of their properties built after 1970, 2/3 of which are single family dwellings
- 86% are single family homes
- 67% have 3 or more bedrooms
- 23 towns in state have no multi-family units
- 18 towns have 5 more acres zoning
- CT has the 6th largest education debt
- Affordable housing addressed the need of 24-45 (new grads and young families)

Zoning Commissions can play a role in the housing gap in the state and region

- Incentive Housing Zones
- Examples: Fairfield and Newtown

Dispel Myths of Incentive Housing:

- Reduce Property Values
- Increase Crime
- Increase School Enrollment

Facts:

- 153 towns have seen school enrollments decline
- 18% drop in school age children across CT
- 57% increase of persons over 65

Examples:

Guilford

Old Saybrook's Incentive Housing Zone

- 186 Unit Developments; near the train and blocks from downtown
- Worked with local and Regional Non-Profits on the Project

TVCCA: 900 Units are managed

- Wrap around services:
 - Fiscal Literacy Classes
 - Renter and Tenant Responsibility Classes
 - Frequent follow-up and review

Resource and References:

- CT Legal Rights Project
- Income & Jobs - <http://pschousing.org/files/HC-JobsIncomesHousingv6.pdf>
- Suburban Connecticut - http://www.pschousing.org/files/PSC_SuburbanCT.pdf
- Housing Data Profiles (available for every municipality and county, as well as a state profile): <http://www.pschousing.org/2015-housing-data-profiles-towns-listed-z>
- Municipal Resources: <http://pschousing.org/muni-resources>
- Inclusionary Zoning catalogue: <http://www.pschousing.org/ihz-zoning-regulations>

Discussion: The issues organizations are facing and working on:

- Lack of education surrounding housing issues at all levels
- Financial Literacy
- Renter/Landlord obligations
- Dept. of Health evaluation of properties
- Human Services organizations that provide and oversee subsidized housing complexes
- Departments of Public Housing and their processes and procedures
- Process for reporting issues, where to go differs depending on the property manager
- The benefits and challenges of municipal and non-profit run housing complexes
- Lengthy wait list for the voucher program and authority rentals
- Issue is not just with subsidized housing, but also young persons and young families, looking for a starter home
- A gap exists between the housing choices we have and the housing options we need

Moving Forward:

- Housing needs to be safe, affordable with access to services
- Re-housing the homeless
- Researching communities that have addressed the affordability of housing

Meeting Adjourned at: 2:48pm