



2024 – HB5336: An Act Implementing the Recommendations of the Connecticut Housing & Segregation Study

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Public Hearing Date: Click 3/5/2024, 11AM Support or Oppose: OPPOSE

Bill Number: Click HB 5336 Bill Language:

[https://www.cga.ct.gov/2024/TOB/H/PDF/2024HB-05336-R00-HB.PDF?ct=t\(EMAIL_CAMPAIGN_8_29_2023_10_58_COPY_01\)](https://www.cga.ct.gov/2024/TOB/H/PDF/2024HB-05336-R00-HB.PDF?ct=t(EMAIL_CAMPAIGN_8_29_2023_10_58_COPY_01))

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1. SUPPORT state's efforts to increase affordable housing in Connecticut, there are concerns in this bill that must be more clearly defined before any such bill can be passed:
Lines 6-7, the bill is vague on what it means by "equalizing" the state housing assistance payments with the federal housing choice voucher payments.
2. Consider a study on increasing the allocation number of vouchers and the values of vouchers in areas of the state where housing costs are higher and lowering the voucher values where they are lower.
3. Use the area median income and area housing costs, not state median income or state average housing costs as is utilized by the Federal Government.
4. JFS Language in Section 5 states: adopt a qualified allocation plan that based on the location of a proposed housing development with a Connecticut shall (1) replace any existing priority score or other point allocation priority score or other point allocation based upon the extent to which such development **meets a need for units of affordable housing**, as defined in section 8-39a of the general statutes, **in the planning region**, as defined in section 4-68ii of the general statutes, **pursuant to the municipal fair share allocation established under section 4-68ii of the general statutes**, and (2) replace any existing priority score or other point allocation based on the lowest credit per qualified unit of a proposed housing development with a priority score or other point allocation based upon **whether the municipality in which such development is proposed has not previously received funding through the federal Low- Income Housing Tax Credit Program.**" Lines 128-143

This bill remains VAGUE as to how the any priority or point scores would be decided for Affordable housing funding. Funding should not be limited to only those that have NOT been funded for LIHTC programs. **This could result in the wasteful misallocation of resources to areas where there is less demand, and based solely on non-market factors provided by the FAIR SHARE, which is currently a study, has yet to share individual allocations with the legislators and that has not been approved by the legislature as moving forward!**

We recommend revising ALL voucher allocations, waitlists and portability as well:

1. Move all housing authority voucher waitlists to one state-controlled waitlist
2. Future "people" voucher allocations should be managed through State HA, not municipal HAs
3. Appoint a broad group of experts from various capacities and from municipalities large and small with local experience in affordable development and management of voucher programs as it currently exists. They should study the past state and federal allocation history and utilization rate. The expert group conducting the study group include UNBIASED members of the general public, along with legislators from each party.
4. Study more equitably distributing "project-based" vouchers statewide.
5. Study on increasing the allocation numbers of vouchers and the values of vouchers in areas of the state where housing costs are higher and lowering the voucher values where they are lower.