

Legislative History for Connecticut Act

**PA 14-45**

SB363

House	4783-4832	50
Senate	1112-1115, 1211-1212	6
Housing	44-47, 58-69, 92-99, 99-104, 105-112, 128-137, 137-138, 151-171, 179-182, 199-202, 248-267	97

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DEPUTY SPEAKER BERGER:

Have all the members voted? Have all the members  
voted?

Will the members please check the board to see if  
your vote has been properly cast.

If all the members voted, the machine will be  
locked. The Clerk will take a tally.

Clerk, please announce the tally.

THE CLERK:

On House Bill 5489 as amended by House "A."

Total number voting 149

Necessary for passage 75

Those voting Yea 149

Those voting Nay 0

Those absent and not voting 2

DEPUTY SPEAKER BERGER:

The bill as amended passes.

Will the Clerk please call Calendar Number 465.

THE CLERK:

On page 25, House Calendar 465, Substitute Senate  
Bill 363, AN ACT TRANSFERRING FUNDS DEPOSITED IN THE  
COMMUNITY INVESTMENT ACCOUNT TO THE DEPARTMENT OF  
HOUSING.

DEPUTY SPEAKER BERGER:

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Thank you, sir.

Representative Butler, the House chair of the Housing Committee, from the 72nd District, north of the Naugatuck River. Sir, you have the floor.

REP. BUTLER (72nd):

Thank you, Mr. -- thank you. Thank you, Mr. Speaker.

You're looking very distinguished up there today. I hope you at least get a chance to remove that tie and take advantage of this dress-down day, once you're off the dais.

DEPUTY SPEAKER BERGER:

Yes. Thank you, sir, eventually.

REP. BUTLER (72nd):

I move for acceptance of the joint committee's favorable report and passage of the bill, in concurrence with the Senate.

DEPUTY SPEAKER BERGER:

Motion before the Chamber is acceptance of the joint committee's favorable report and passage of the bill, in concurrence with the Senate.

Sir, please proceed.

REP. BUTLER (72nd):

Yes. Mr. Speaker, this bill redirects the funds

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deposited in the Community Investment Account from CHFA to the new Department of Housing. It also repeals some obsolete provisions related to account transfers that occurred between 2009 and 2011.

Mr. Speaker, since this bill passed favorably by unanimous decision of 11 to 0 in the Housing Committee and also by unanimous, a vote of 36 to 0 in the Senate, this bill will be effective upon passage.

I move adoption.

DEPUTY SPEAKER BERGER:

Thank you.

The motion before the Chamber is adoption of the Senate Bill 363.

Will you comment further on Senate Bill. Will you remark further?

Representative Bacchiochi of the 52nd, madam.

REP. BACCHIOCHI (52nd):

Thank you, Mr. Speaker.

Mr. Speaker, many of us were here when the Community Investment Account fund was first created but many of us were not. For those who weren't present at that time, through you, Mr. Speaker, when did the Community Investment Account begin?

DEPUTY SPEAKER BERGER:

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Representative Butler.

REP. BUTLER (72nd):

Through you, Mr. Speaker, I think it was either  
2004 or 2005.

DEPUTY SPEAKER BERGER:

Representative Bacchiochi.

REP. BACCHIOCHI (52nd):

Thank you. Time must fly when you're having fun.  
I didn't realize it was that -- that long ago.

And when the Community Investment Account fund  
was first created, was -- I can't recall from our  
discussions here -- how much money are we raising each  
year and investing into the Community Investment Fund?

Through you, Mr. Speaker.

DEPUTY SPEAKER BERGER:

Representative Butler.

REP. BUTLER (72nd):

Through you, Mr. Speaker, that number is  
variable. It -- it changes. It -- it depends on the  
money that's brought forward. The account is  
capitalized through \$40 for land record fees collected  
around the state. And that's how the -- the account  
is capitalized.

And for -- for example in Fiscal Year 2013,

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approximately \$4 million was brought forward, so we estimate about that much will be brought forward, going forward.

Through you, Mr. Speaker.

DEPUTY SPEAKER BERGER:

Thank you, sir.

Representative Bacchiochi.

REP. BACCHIOCHI (52nd):

Thank you.

And through you, Mr. Speaker, could the good chairman review the -- I understand there's a \$40 filing fee, and that is how the funds are being raised to fund this account -- how does that \$40 filing fee, how is that collected?

Through you, Mr. Speaker.

DEPUTY SPEAKER BERGER:

Representative Butler.

REP. BUTLER (72nd):

Through you, Mr. Speaker, that \$40 is collected, like I said, for the land record recording fees, and the town clerk returns \$1 of that \$40; local governments retain \$3. The remaining \$36 is remitted to the State Treasurer, and through the Treasurer, \$10 is deposited in the Agriculture Sustainability Account

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and \$26 is distributed equally among the Agriculture, DEEP, DECD, and CHFA. And after this bill -- hopefully it's passed -- it will, CHFA will be replaced with the new Department of Housing.

Through you, Mr. Speaker.

DEPUTY SPEAKER BERGER:

Thank you, Representative Butter.

Representative Bacchiochi.

REP. BACCHIOCHI (52nd):

Thank you, Mr. Speaker.

Now, is that \$40 per document or \$40 for the, all documents that are filed with the town clerk?

Through you, Mr. Speaker.

DEPUTY SPEAKER BERGER:

Representative Butler.

REP. BUTLER (72nd):

Through you, Mr. Speaker, the bill states \$40 for land recording fees. I'm not sure if that's for one transaction or if possibly multiple transactions can be bundled with that.

Through you, Mr. Speaker.

DEPUTY SPEAKER BERGER:

Representative Bacchiochi.

REP. BACCHIOCHI (52nd):

Thank you, Mr. Speaker.

And the Community Investment Account, I did hear, I did hear the good chairman break out how the \$40 is distributed to the Department of Agriculture and then to the, to the State Treasury, but the Community Investment Account funding for open space and farm land preservation and historic preservation, affordable housing, which agency is responsible for those particular areas?

Through you, Mr. Speaker.

DEPUTY SPEAKER BERGER:

Thank you.

Representative Butler.

REP. BUTLER (72nd):

Through you, Mr. Speaker, all of those responsibilities will remain as is currently spelled out for distribution of the Community Investment Account funds. The only thing that's changing in this bill is the fact that CHFA will be replaced by the new Department of Housing, and they will be using their funds for new and existing affordable home programs.

Through you, Mr. Speaker.

DEPUTY SPEAKER BERGER:

Representative Bacchiochi.

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REP. BACCHIOCHI (52nd):

Thank you, Mr. Speaker.

And I do understand that the intent of the bill is to transfer the CHFA funds that they hold over to the new Department of Housing. But could the good chairman define specifically -- CHFA is allowed to use their chunk of money in the Community Investment Account fund -- for which specific purposes would that be?

Through you, Mr. Speaker.

DEPUTY SPEAKER BERGER:

Representative Butler.

REP. BUTLER (72nd):

Through you, Mr. Speaker, for affordable housing projects.

Through you, Mr. Speaker.

DEPUTY SPEAKER BERGER:

Representative Bacchiochi.

REP. BACCHIOCHI (52nd):

Thank you, Mr. Speaker.

So earlier the good chair had said that we were raising about \$4 million from the Community Investment Account fund. So approximately how much of that money each year is going to be allocated to the new

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Department of Housing for affordable housing?

Through you, Mr. Speaker.

DEPUTY SPEAKER BERGER:

Representative Butler.

REP. BUTLER (72nd):

Through you, Mr. Speaker, overall, I believe that the money brought in is in a total aggregate of about 16 million, but \$4 million of it would go to the Department of Housing.

Through you, Mr. Speaker.

DEPUTY SPEAKER BERGER:

Representative Bacchiochi.

REP. BACCHIOCHI (52nd):

Thank you, Mr. Speaker.

And thank you for that clarification. So it's approximately 16 million is being raised through the Community Investment Account and approximately \$4 million was previously going to CHFA, will now go to the new Department of Housing. Thank you for that clarification.

So we're talking about the -- the original 16 million that's being raised. Has there been any review since we passed the bill regarding the distribution of the 16 million? Have we been

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discussing that or have any changes been made since the initial passage?

Through you, Mr. Speaker.

DEPUTY SPEAKER BERGER:

Representative Butler.

REP. BUTLER (72nd):

Through you, Mr. Speaker, no. There hasn't been any -- well, I should -- I'll step, take a step back, for the original bill had a distribution for PHRN, but this draft of the bill has removed that \$150,000 that was allocated for that purpose.

Through you, Mr. Speaker.

DEPUTY SPEAKER BERGER:

Representative Bacchiochi.

REP. BACCHIOCHI (52nd):

Thank you.

And through you, Mr. Speaker, I read in the bill that it said that there would be a projected balance of \$1.2 million that CHFA had not expended in 2013, and it said that those funds were not going to be transferred to the Department of Housing.

Does the Chairman agree with that assessment in the fiscal note of the bill?

Through you, Mr. Speaker.

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DEPUTY SPEAKER BERGER:

Representative Butler.

REP. BUTLER (72nd):

Through you, Mr. Speaker, yes, I agree.

DEPUTY SPEAKER BERGER:

Representative Bacchiochi.

REP. BACCHIOCHI (52nd):

So being that those funds were collected under the premise that they would be distributed to use for affordable housing, do we know what will happen to the \$1.2 million that will stay with CHFA?

Through you, Mr. Speaker.

DEPUTY SPEAKER BERGER:

Representative Butler.

REP. BUTLER (72nd):

I would imagine that it would go towards projects that they have already, that are already in existence, that they just didn't distribute the funds for.

Through you, Mr. Speaker.

DEPUTY SPEAKER BERGER:

Representative Bacchiochi.

REP. BACCHIOCHI (52nd):

Thank you, Mr. Speaker.

And I'm sure there's other members with questions

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about the \$1.2 million that will stay at CHFA that was intended to be part of the Community Investment Account fund.

It also states in the, in the bill that no more than 10 percent of the funds allocated can be used for administrative purposes. Is this something that is common, that we would limit the amount of administrative expenses?

Through you, Mr. Speaker.

DEPUTY SPEAKER BERGER:

Representative Butler.

REP. BUTLER (72nd):

Through you, Mr. Speaker, I believe that's industry standards across the board, to allow 10 percent for administrative services.

Through you, Mr. Speaker.

DEPUTY SPEAKER BERGER:

Representative Bacchiochi.

REP. BACCHIOCHI (52nd):

Thank you.

Through you, Mr. Speaker, the bill also talks about eliminating obsolete references. Could the Chairman define what references we are, eliminated that are obsolete?

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Through you.

DEPUTY SPEAKER BERGER:

Representative Butler.

REP. BUTLER (72nd):

Through you, Mr. Speaker, well, we're talking about eliminating all of what is enumerated between lines 40 and 77, which is -- these were, these were transactions that happened between July 1, 2009, and July 1, 2011, and are no longer relevant.

Through you, Mr. Speaker.

DEPUTY SPEAKER BERGER:

Representative Bacchiochi.

REP. BACCHIOCHI (52nd):

Thank you, Mr. Speaker.

During the public hearing, the Department of Housing testified in favor of the bill but they had some concerns with the bill when we had the public hearing. Can the good chairman recall what the concerns were that the Commissioner of the new Department of Housing expressed?

Through you, Mr. Speaker.

DEPUTY SPEAKER BERGER:

Representative Butler.

REP. BUTLER (72nd):

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Through you, Mr. Speaker, and thank you for asking that question, because it allows me to clear up something about the bill. As I referred to earlier, the first draft of the bill had \$150,000 that was earmarked for PHRN. And that's because we thought that this organization was funded through CHFA previously, through these Community Investment Account. And we thought it was an oversight that that money wasn't put in to fund that particular organization.

Subsequently, we found out that CHFA did fund them but not with Community Investment Account funds, so once we realized that, we removed it from the bill.

And if the good Commissioner Klein is watching, I apologize for putting it in the first place, but we did rectify that situation.

Through you, Mr. Speaker.

DEPUTY SPEAKER BERGER:

Representative Bacchiochi.

REP. BACCHIOCHI (52nd):

So I understand that you're saying that that initial concern that the Commissioner had for the funds, that was allocated for the tenant association. Well, what was that, was it a tenant association

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leadership program?

Through you, Mr. Speaker.

DEPUTY SPEAKER BERGER:

Representative Butler.

REP. BUTLER (72nd):

Through you, Mr. Speaker, it's PHRN, which is Publicly Assisted Housing and Resident Network, is the actual organization. Yes, and we initially thought that it was an oversight of the funding that was coming to them through CHFA, but it was an oversight on our, a misunderstanding on our part. They never did get funded through this account, and when we realized it, we removed it from the bill.

Through you, Mr. Speaker.

DEPUTY SPEAKER BERGER:

Representative Bacchiochi.

REP. BACCHIOCHI (52nd):

Me? Oh, I'm sorry, Mr. Speaker. I thought you said the name of another member's, so I apologize.

The Department of Housing is directed by this bill to use the funds to supplement new or existing affordable housing programs. Could the chairman outline some of the new programs that the Department of Housing would possibly be considering to use this

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funding for?

Through you, Mr. Speaker.

DEPUTY SPEAKER BERGER:

Representative Butler.

REP. BUTLER (72nd):

Through you, Mr. Speaker, well, there's a wide range of -- I mean, I mean, literally -- there's a wide range of affordable housing projects. They have rounds of -- of applications, and generally on a quarterly basis they've been coming out. So it could be either for existing programs, pilot programs, or new programs that they intend to roll out.

Through you, Mr. Speaker.

DEPUTY SPEAKER BERGER:

Thank you.

Representative Bacchiochi.

REP. BACCHIOCHI (52nd):

Thank you, Mr. Speaker.

And I know that there are also funds with the Community Investment Account that are used for Connecticut-Grown food to schools, restaurants, retailers, and other institutions and businesses in the state.

Through you, Mr. Speaker, would there be any

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changes to that allocation through the underlying  
bill?

DEPUTY SPEAKER BERGER:

Representative Butler.

REP. BUTLER (72nd):

Through you, Mr. Speaker, no. There will be no  
changes to any of the other programs that are funded  
through Community Investment Account funding. All  
other funding will remain as enumerated in this bill  
and will not change from what is currently being done  
today.

Through you, Mr. Speaker.

DEPUTY SPEAKER BERGER:

Representative Bacchiochi.

REP. BACCHIOCHI (52nd):

Thank you, Mr. Speaker.

And I understand, so that would be the same for  
the Seafood Advisory Council, the Connecticut Farm  
Wine Development Council, the Connecticut Food Policy  
Council.

Through you, Mr. Speaker, did any of those  
councils testify at the public hearings, requesting a  
change to their funding allocation?

Through you.

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DEPUTY SPEAKER BERGER:

Representative Butler.

REP. BUTLER (72nd):

Through you, Mr. Speaker, I will take just a moment and let you know, as I have all the testimony here from the public hearing.

No, I don't see any request for additional funds in the testimony.

Through you, Mr. Speaker.

DEPUTY SPEAKER BERGER:

Representative Bacchiochi.

REP. BACCHIOCHI (52nd):

Thank you, Mr. Speaker, and I thank the Chairman for the most excellent answers.

I think this is a necessary bill. We are going to need to transfer these funds, now that we do have a new Department of Housing. I'm looking forward to see some exciting, new opportunities for the residents in the state of Connecticut.

We definitely need affordable housing all across the state, in our urban areas, in our rural areas, and hopefully the funds that are being raised through this Community Investment Act will provide those opportunities moving forward.

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Thank you, Mr. Speaker.

DEPUTY SPEAKER BERGER:

Thank you, Representative.

Representative O'Neill of the 69th, sir, on  
Senate Bill 363.

REP. O'NEILL (69th):

Thank you. Thank you, Mr. Speaker.

If I may, just a couple of questions. Now, in --  
in --

DEPUTY SPEAKER BERGER:

Please proceed, sir.

REP. O'NEILL (69th):

Thank you.

Through you, Mr. Speaker, why is this being done?  
Why are we transferring it from the Connecticut  
Housing Finance Authority to the Department of  
Housing?

Through you, Mr. Speaker.

DEPUTY SPEAKER BERGER:

Representative Butler.

REP. BUTLER (72nd):

Through you, Mr. Speaker, we're doing this  
because prior to last year in codifying the new  
Department of Housing, CHFA really took the initiative

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of -- of some of the housing initiatives that were run out of DECD. And now that we have a new Department of Housing, it's -- it's only appropriate that they take the lead and also to take these funds and actually use it for affordable housing, seeing that they're the agency of cognizance on housing now.

Through you, Mr. Speaker.

DEPUTY SPEAKER BERGER:

Representative O'Neill.

REP. O'NEILL (69th):

Thank you, Mr. Speaker.

I -- I did read in the testimony a comment by the new Commissioner of Housing that this was the -- the ideal location to place this fund, but there really was no explanation as to whether there was going to be any kind of improvement in the delivery of the funds, in the efficiency of processing applications, in -- in anything that was going to be done differently from what was being done at CHFA.

Was there any kind of problem at the CHFA where it was taking too long or the funds were not being allocated in some sort of appropriate manner? Were there any problems reported at CHFA?

Through you, Mr. Speaker.

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DEPUTY SPEAKER BERGER:

Representative Butler.

REP. BUTLER (72nd):

Through you, Mr. Speaker, no. There -- there weren't any problems, per se. This is really just to be more efficient to the fact that Department of Housing is in charge of affordable housing initiatives, planning, distribution, follow-up. It just, it makes sense for them to take these funds as well.

Through you, Mr. Speaker.

DEPUTY SPEAKER BERGER:

Representative O'Neill.

REP. O'NEILL (69th):

Thank you, Mr. Speaker.

And I heard that the gentleman from Waterbury indicates something about efficiency and was wondering, I mean, what exactly in this context does that mean? Are we going to see more projects more quickly approved or does the Department of Housing plan to change the procedures in any way from what was being done at the CHFA?

Through -- through you, Mr. Speaker.

DEPUTY SPEAKER BERGER:

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Representative Butler.

REP. BUTLER (72nd):

Through you, Mr. Speaker, no. It's just -- as a practical matter, it just it -- the Department of Housing is, like I said, taking the lead on affordable housing. It makes more sense for them to get the funds directly to manage than to have these funds going through CHFA and then working in collaboration with Department of Housing. Department is Housing is the lead agency, so it just makes it more efficient for them to get the funds directly.

Through you, Mr. Speaker.

DEPUTY SPEAKER BERGER:

Representative O'Neill.

REP. O'NEILL (69th):

Thank you, Mr. Speaker.

Do we have any idea how much, in terms of housing, was, actually how many units of housing were funded by when it was done by the CHFA?

Through you, Mr. Speaker.

DEPUTY SPEAKER BERGER:

Representative Butler.

REP. BUTLER (72nd):

Through you, Mr. Speaker, no, we really don't

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have an exact number. There was some GAP -- excuse me -- GAP financing that it was used for as well for different projects, so I can't give you exact number of the amount of units that were funded.

Through you, Mr. Speaker.

DEPUTY SPEAKER BERGER:

Representative O'Neill.

REP. O'NEILL (69th):

Thank you, Mr. Speaker.

Well, I'd settle for an approximate number. Are we talking about a hundred units, 200 units, a thousand units? Do we have any idea how many at all? I mean any -- any number from -- it doesn't have to be the most recent or it doesn't have to be this year, but anytime in the last, say, six years or so, since we created this fund.

Through you, Mr. Speaker.

DEPUTY SPEAKER BERGER:

Representative Butler.

REP. BUTLER (72nd):

Through you, Mr. Speaker.

No, I -- I really don't have that number but I could actually get that number from CHFA for you. I -- I came here to talk about the funding process and

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-- and not the history behind it. But I would, I will follow up and get that number for the good representative.

Through you, Mr. Speaker.

DEPUTY SPEAKER BERGER:

Thank you, Representative.

Representative O'Neill.

REP. O'NEILL (69th):

Thank you, Mr. Speaker.

And I'm not trying to be difficult, but since we're talking about making a transfer of this money, I'm -- I'm assuming that there's going to be some change in who actually handles the funds. Well, maybe I should ask that as a question.

Is there going to be some change in who handles the funds or between -- when the money is, the fund is at CHFA, is there going to be, it was one set of personnel, one group of people. Is a different group of people going to handle the money or do the people go from CHFA over to the Department of Housing to handle the money?

Through you, Mr. Speaker.

DEPUTY SPEAKER BERGER:

Representative Butler.

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REP. BUTLER (72nd):

Through you, Mr. Speaker, upon passage of this bill, the money will go from CHFA directly to the new Department of Housing. There's no other handling.

It's that's how it's going to happen.

It's the -- the method of collection is what I spoke to or when Representative Bacchiochi had actually inquired as a breakdown of the, how the funds were distributed in the beginning. And in that I outlined a portion that would be going upon passage to Department of Housing.

Through you, Mr. Speaker.

DEPUTY SPEAKER BERGER:

Representative O'Neill.

REP. O'NEILL (69th):

Well thank you, Mr. Speaker.

But the way things work now, for the last six years or so, up until now, the money was collected by the town clerks through their recording fee. It was then remitted and found its way to the CHFA. I'm not sure how many channels or how many steps it had to go through to get to CHFA but it got there. And then they would have this \$4 million or so that they would then distribute for various kinds of affordable

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housing. I'm assuming that there were people who worked at CHFA who had to process applications and -- and decide how to spend that money on an annual basis.

Now the money is being transferred to the Department of Housing. I assume that a different group of people are now going to have to process this money, and the indication was that no more than 10 percent of it, which would be about \$400,000 was to be used for administrative purposes.

If there were \$400,000 being spent at CHFA, that would probably account for four or five employees, perhaps, maybe more, but something on that order that are apparently no longer going to have anything to do at CHFA, and I'm not sure what's going to happen to those jobs. But now that it's going to be moved over to the Department of Housing, are we going to hire some people to handle this money? How is this money going to be spent, assuming that you need to have some number of people, like four or five people to actually process the applications, write the checks, follow up to see if the money is being spent appropriately, whatever it is that the Department of Housing is going to do with this money?

So what's -- are the people moving from CHFA to

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follow the money or the money going to Housing and then they're going to have to hire new people? How's that going to be done?

Through you, Mr. Speaker.

DEPUTY SPEAKER BERGER:

Representative Butler.

REP. BUTLER (72nd):

Through you, Mr. Speaker, I've heard no testimony that was going to talk about any additional staff in the Department of Housing or any reduction of staff from CHFA. I could tell you that the -- the Commissioner of Department of Housing testified, and she didn't indicate that she needed any additional staff to handle this task.

Through you, Mr. Speaker.

DEPUTY SPEAKER BERGER:

Representative O'Neill.

REP. O'NEILL (69th):

Thank you, Mr. Speaker.

I know that this seems like a fairly simple thing. We're going to take \$4 million from one place and -- and move it to someplace else. I think when it was at CHFA, it was subject to a certain amount of oversight but less oversight by the Legislature.

On the other hand, it was -- because CHFA is a quasi-public organization -- it was I think these types of organizations were created because of the theory that they would be more efficient in their handling of money for the kinds of projects that they were designed to handle, that more efficient than the local and state government is. So there's going to be some difference in the way this money is going to be handled, I think.

And it's certainly if -- if it was taking 10 percent or up to 10 percent of the money to process the money and the applications, I guess I'm a little puzzled as to how you can take it away from CHFA and have no impact on their personnel and hand it to the Housing Department and have no impact on their personnel. Because handling \$4 million does require some effort, somebody has to pay attention to it. So I guess I'm -- I'm a little bit puzzled at how this can be done, the way it's being done and having no impact at all in terms of spending, particularly by the, by the Department of Housing.

Thank you, Mr. Speaker.

DEPUTY SPEAKER BERGER:

Thank you, Representative.

Representative Alberts of the 50th, sir.

REP. ALBERTS (50th):

Good afternoon, Mr. Speaker.

DEPUTY SPEAKER BERGER:

Good afternoon, sir.

REP. ALBERTS (50th):

If I may, several questions to the proponent?

DEPUTY SPEAKER BERGER:

Yes, sir, please proceed.

REP. ALBERTS (50th):

Thank you.

And in following up to my predecessor's comments, does the Chairman know if there's other legislation which may be pending that would allow us to dovetail this in terms of money with different responsibilities being assigned to the Department of Housing?

Through you, Mr. Speaker.

DEPUTY SPEAKER BERGER:

Representative Butler.

REP. BUTLER (72nd):

Through you, Mr. Speaker, I know no other request.

DEPUTY SPEAKER BERGER:

Representative Alberts.

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REP. ALBERTS (50th):

Thank you, Mr. Speaker.

And it is an important point that I -- I think one of my colleagues mentioned, but I just want to reinforce it. We presently have a Community Investment Account which has funds assigned based on these recording fees. And I just want to clarify that there is not going to be any other change in terms of the split of those funds if we go forward and enact this bill.

Through you, Mr. Speaker.

DEPUTY SPEAKER BERGER:

Representative Butler.

REP. BUTLER (72nd):

Through you, Mr. Speaker, no, I can assure you that all the other good work in here for all of our rural friends that talk about agriculture, wine, and -- and all the other good items that are enumerated here currently will remain as they are today.

Through you, Mr. Speaker.

DEPUTY SPEAKER BERGER:

Representative Alberts.

REP. ALBERTS (50th):

Thank you, Mr. Speaker.

And I -- I share the enthusiastic support that the Chairman of Housing has for agriculture and wine. And I'm glad to hear that we still have that -- that funding in place.

Do I understand if we pass this, this will be effective upon passage?

Through you, Mr. Speaker.

DEPUTY SPEAKER BERGER:

Representative Butler.

REP. BUTLER (72nd):

Through you, Mr. Speaker, yes.

DEPUTY SPEAKER BERGER:

Representative Alberts.

REP. ALBERTS (50th):

Thank you, Mr. Speaker.

And going to the fiscal note, I had a question in terms of the revenues here that we're looking to make a switch in. One of the notes here makes the comment that CHFA received funding of \$4 million in the Community Investment Account in Fiscal Year '13. And then in the chart that the, that the OFA created, it looks like Fiscal Year '14 impact is going to be a switch of about a million dollars. And then in Fiscal Year '15, it goes up to \$4 million. So that, to me,

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it just seems kind of counterintuitive in terms of the drop for Fiscal Year '14. I'm wondering if the proponent knows why that is.

Through you, Mr. Speaker.

DEPUTY SPEAKER BERGER:

Representative Butler.

REP. BUTLER (72nd):

Through you, Mr. Speaker, yes, I do. Typically we're expecting about \$4 million each year, and at this point in the year we're looking to have CHFA close out and the remainder will probably be, like, a million dollars. So we're, like half-way into the year, so that's the anticipation of all the funding, affordable housing projects that have thus far reached their organization for consideration and what they plan to process. That's how it is accounted for.

Through you, Mr. Speaker.

DEPUTY SPEAKER BERGER:

Representative Alberts.

REP. ALBERTS (50th):

Thank you, Mr. Speaker.

Is there, is there a sense that the total revenue is declining? Because, you know, where we are right now -- today is May 2nd -- if we were to pass this and

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the Governor were to sign it, say, sometime in June, that would be half of the year. So I would be thinking we'd be talking about maybe \$2 million going over to the Department of Housing. So I'm off about a million dollars, and a million dollars sounds like a lot of money to me.

Through you, Mr. Speaker.

DEPUTY SPEAKER BERGER:

Representative Butler.

REP. BUTLER (72nd):

Through you, Mr. Speaker, I don't know how OFA determined that one million, but I'll just give you an explanation I have. But the expectation is there's going to be generally somewhere around \$4 million. It's never an exact number, you know, because you can't determine the exact amount of recording fees that are going to be processed around the state for any given year.

Through you, Mr. Speaker.

DEPUTY SPEAKER BERGER:

Representative Alberts.

REP. ALBERTS (50th):

Thank you, Mr. Speaker.

I think that's a good point that the Chairman

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makes that the dollar amount that we're talking about is very flexible. It's going to depend on recording fees for both new mortgages and for refinances. Unfortunately, interest rates have risen a little bit so refinances are down, and unfortunately, also, new mortgage activity, new housing activity is down, so that's probably going to result in fewer dollars being collected.

There was mentioned earlier, I believe Representative Bacchiochi discussed the balance in the -- the fund for Connecticut Housing Finance Authority of about \$1.2 million. And it is not -- I can't find how that money is going to be spent. Are -- can we be assured that that money is going to be spent on housing-related projects?

Through you, Mr. Speaker.

DEPUTY SPEAKER BERGER:

Representative Butler.

REP. BUTLER (72nd):

Through you, Mr. Speaker, yes. I've heard that the final determination of how it's going to be spent in terms of the affordable housing projects that have been submitted to them hasn't actually been determined yet, but that's how it's going to be spent.

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Through you, Mr: Speaker.

DEPUTY SPEAKER BERGER:

Representative Alberts.

REP. ALBERTS (50th):

Thank you, Mr. Speaker.

I do thank the proponent for his answers. Thank you.

DEPUTY SPEAKER BERGER:

Thank you, sir.

Representative Buck-Taylor of the 67th.

REP. BUCK-TAYLOR (67th):

Thank you, Mr. Speaker.

A couple of questions to the proponent of the bill, through you, if I may?

DEPUTY SPEAKER BERGER:

Yes, ma'am, please proceed.

REP. BUCK-TAYLOR (67th):

I'm not on the Committee on Housing, so I'm looking for a little education here. The part of the bill that refers to the Community Investment Account as a separate, nonlapsing account, through you, Mr. Speaker, how separate is that account? Is -- is that an account that the General Fund cannot in any way access for any other reasons?

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Through you, Mr. Speaker.

DEPUTY SPEAKER BERGER:

Representative Butler.

REP. BUTLER (72nd):

Through you, Mr. Speaker, with the exception of how it's enumerated in this bill, there's no other access to these funds. It's spelled out specifically in this bill. But those distributions were already, you know, what's in -- what -- what it -- be happening today, so, and there's no changes on how that money is going to be spent, come upon the passage of this bill.

Through you, Mr. Speaker.

DEPUTY SPEAKER BERGER:

Representative Buck-Taylor.

REP. BUCK-TAYLOR (67th):

Through you, Mr. Speaker, to Representative Butler, the funds that are put into the Community Investment Account, that is only from the recording fees; is that correct?

Through you, Mr. Speaker.

DEPUTY SPEAKER BERGER:

Representative Butler.

REP. BUTLER (72nd):

Through you, Mr. Speaker, yes.

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DEPUTY SPEAKER BERGER:

Representative Buck-Taylor.

REP. BUCK-TAYLOR (67th):

And every quarter the Community Investment Fund is taken down to zero and provided into the various agencies and uses that it has in this bill?

Through you, Mr. Speaker.

DEPUTY SPEAKER BERGER:

Representative Butler.

REP. BUTLER (72nd):

Through you, Mr. Speaker, if you, if you read the kind of outline in the bill, some of these agencies have distributions on a quarterly basis and some of it is annually. But I imagine at the end of annual cycles, it -- it starts all over again.

Through you, Mr. Speaker.

DEPUTY SPEAKER BERGER:

Representative Buck-Taylor.

REP. BUCK-TAYLOR (67th):

If I may reference lines 6 and 7, through you, Mr. Speaker, it says the funds in the account shall be distributed every three months as follows. That is what led to my understanding, is that every quarter all of these funds were taken and provided to the

various agencies.

Through you, Mr. Speaker, to Representative Butler, is that a correct understanding?

DEPUTY SPEAKER BERGER:

Representative Butler.

REP. BUTLER (72nd):

Through you, Mr. Speaker, you have to read through the whole bill, Representative. There's some that are on quarterly process; some are annual. But it's -- it's actually spelled out in the bill as to whether or not they get it in quarterly or annually.

Through you, Mr. Speaker.

DEPUTY SPEAKER BERGER:

Representative Buck-Taylor, does that satisfy your question, madam?

REP. BUCK-TAYLOR (67th):

Unfortunately not, Mr. Speaker.

DEPUTY SPEAKER BERGER:

Yes, ma'am.

REP. BUCK-TAYLOR (67th):

If Representative Butler could point out to me the lines where it states that the 25 percent to the various agencies is not done on a quarterly basis.

Through you, Mr. Speaker.

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DEPUTY SPEAKER BERGER:

Representative Butler.

REP. BUTLER (72nd):

If you go down to not in line 12, you'll see the word "annual." Also, in lines 22, if you read through the bill it tells what agencies get money on quarterly and how it's distributed, either quarterly or annually. And I'm going to tell you there's a hodgepodge of how that happens, but that's how it happens.

Through you, Mr. Speaker.

DEPUTY SPEAKER BERGER:

Representative Buck-Taylor.

REP. BUCK-TAYLOR (67th):

Through you, Mr. Speaker, it states that -- on-line 10 -- 25 percent to the Department of Economic and Community Development to use as follows. So therefore the Department of Economic and Community Development would then be using the money annually for technical assistance and preservation activities, but my reading of this is on line 7, that every three months that 25 percent is given to the Department of Economic and Community Development and then they disburse it on an annual basis. And it's the same

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thing on line 16, 25 percent to now the Department of Housing; line 19, 25 percent to the Department of Energy.

And then, there, on line 21, 25 percent to the Department of Agriculture. Once again under (a), it says \$5,000 annually. But is my reading of this, stating that the 25 percent goes quarterly to those different departments and then they may disburse them annually correct or incorrect?

Through you, Mr. Speaker.

DEPUTY SPEAKER BERGER:

Representative Butler.

REP. BUTLER (72nd):

Well, through you, Mr. Speaker, I could assure you that everything that's being done today is what's spelled out here. And as to distribution between the various agencies that are here and -- and whether or not it's -- it's spelled out in terms of how they get their money, either quarterly or annually is -- is right here. So it's this money is split out into many different agencies, and you just have to read each one, line item by line item to see if they get their money either quarterly or annually.

Through you, Mr. Speaker.

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DEPUTY SPEAKER BERGER:

Representative Buck-Taylor.

REP. BUCK-TAYLOR (67th):

Mr. Speaker, I will move on to another question, the Community Housing Finance Authority. Through you, Mr. Speaker, does that continue to exist as an entity?

Through you, Mr. Speaker.

DEPUTY SPEAKER BERGER:

Representative Butler.

REP. BUTLER (72nd):

Excuse me. Could the good representative repeat the question, please?

DEPUTY SPEAKER BERGER:

Representative Buck-Taylor.

REP. BUCK-TAYLOR (67th):

Through you, Mr. Speaker, the 25 percent that used to go to the Connecticut Housing Finance Authority is now going to the Department of Housing. My question is: Does the Connecticut Housing Finance Authority continue to exist or is it subsumed under the Department of Housing?

Through you, Mr. Speaker.

DEPUTY SPEAKER BERGER:

Representative Butler.

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REP. BUTLER (72nd):

Through you, Mr. Speaker, yes, it will continue  
to exist.

REP. BUCK-TAYLOR (67th):

And through you, Mr. Speaker --

DEPUTY SPEAKER BERGER:

Representative Buck-Taylor, please proceed.

REP. BUCK-TAYLOR (67th):

Through you, Mr. Speaker, and what is the charge  
for the Connecticut Housing Finance Authority that is  
not being subsumed by the Department of Housing?

Through you, Mr. Speaker.

DEPUTY SPEAKER BERGER:

Representative Butler.

REP. BUTLER (72nd):

Well, all matters related to -- to Connecticut  
Housing and Finance and Authority as enumerated in  
their department responsibilities. I don't know  
everything that they do, but I -- I know that they --  
they do a number of housing initiatives. It's a wide  
spectrum of what they do.

Through you, Mr. Speaker.

DEPUTY SPEAKER BERGER:

Thank you, Representative.

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Representative Buck-Taylor.

REP. BUCK-TAYLOR (67th):

Through you, Mr. Speaker, then can you explain to me what is the charge for the Department of Housing and whether or not any of those duties are ones that are presently being done by the Connecticut Housing and Finance Authority?

Through you, Mr. Speaker.

DEPUTY SPEAKER BERGER:

Representative Butler.

REP. BUTLER (72nd):

Through you, Mr. Speaker, they, the Connecticut Housing Finance Authority does a lot of mortgage-type of housing business, and the Department of Housing does the whole spectrum of housing from public housing, supportive housing, congregate housing, affordable housing, so that's pretty much the differences between the agencies.

Through you, Mr. Speaker.

DEPUTY SPEAKER BERGER:

Representative Buck-Taylor.

REP. BUCK-TAYLOR (67th):

Through you, Mr. Speaker, so under the Community Investment Account from the date of this passing, the

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applications or new, affordable-housing applications and just distribute the money accordingly.

Is there a chance that maybe one project has been receiving money from CHFA that may qualify for some additional money from the Department of Housing? That's, I would see that as a possibility, but I wouldn't think the overlap would be vast. I would think that would probably be minimum.

Through you, Mr. Speaker.

DEPUTY SPEAKER BERGER:

Representative Buck Taylor.

REP. BUTLER (72nd):

Through you, Mr. Speaker, the Department of Housing will be taking over the responsibilities that the Connecticut Housing Finance Authority had as far as the funds that they were receiving from this. And it's my understanding from what you were saying that that transfer of that authority and responsibility should be happening fairly quickly once this bill is passed?

Through you, Mr. Speaker.

DEPUTY SPEAKER BERGER:

Representative Butler.

REP. BUTLER (72nd):

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Through you, Mr. Speaker, yes.

REP. BUCK-TAYLOR (67th):

Okay.

DEPUTY SPEAKER BERGER:

Representative Buck-Taylor.

REP. BUCK-TAYLOR (67th):

Thank you, Mr. Speaker.

I want to thank the Representative for his answers and his patience and his ability to sometime give duplicative answers. I certainly learned a lot from what you explained to me today, through you, Mr. Speaker and thank you.

DEPUTY SPEAKER BERGER:

Thank you very much, Representative.

Representative Sampson of the 80th, sir.

REP. SAMPSON (80th):

Thank you very much, Mr. Speaker.

Just one question to the proponent, if I could? And I understand that much of this ground was covered in the last dialogue, with the good representative next to me.

I saw the testimony in the, on-line from the Connecticut Housing Finance Authority, and they testified in support of the bill. And it is my

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understanding from the communication that we just heard, that mortgage loan applicants, particularly first-time home-buyers that use Connecticut Housing Finance Authority will not be adversely affected by this legislation. And I just want to confirm that with the -- the good chairman over there, that this bill no way endangers applicants for first-time home loans in Connecticut, through Connecticut Housing Finance Authority.

Through you, Mr. Speaker.

DEPUTY SPEAKER BERGER: .

Representative Butler.

REP. BUTLER (72nd):

Through you, Mr. Speaker, yes, I could confirm that.

And I could assure you that as -- as I make my way home after leaving the General Assembly, that it would not have any impact on any new windmills that you may want to build in the Town of Wolcott, that I actually see on the way home now too.

DEPUTY SPEAKER BERGER:

Representative Sampson.

REP. SAMPSON (80th):

Thank you very much, Mr. Speaker.

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And thanks to the good chairman. I believe that is a positive answer on both counts, and for that I am thankful. And I would urge my colleagues to support the legislation before us.

Thank you very much, Mr. Speaker.

DEPUTY SPEAKER BERGER:

Thank you, Representative.

Will you remark further on the bill before us?

Will you remark further on the bill before us?

If not, will staff and guests please come to the well of the House. Will members please take your seats. The machine will be open.

THE CLERK:

The House of Representatives is voting by roll.

The House of Representatives is voting by roll. Will members please report to the Chamber immediately.

DEPUTY SPEAKER BERGER:

Have all the members voted? Have all the members voted?

Will the members please check the board to see if your vote has been properly cast.

If all the members have voted, the machine will be locked, and the Clerk will take a tally.

Will the Clerk please announce the tally.

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THE CLERK:

S.B. 363 in concurrence with the Senate.

Total number voting	149
Necessary for passage	75
Those voting Yea	149
Those voting Nay	0
Those absent and not voting	2

DEPUTY SPEAKER BERGER:

The bill is passed, in concurrence with the Senate.

Will the Clerk please call Calendar Number 283.

VOICES:

Calendar eight-what?

DEPUTY SPEAKER BERGER:

Two-eight-three.

THE CLERK:

House Calendar 283, on page 9, favorable report of the joint standing Committee on Public Health, Substitute House Bill 5535, AN ACT CONCERNING NOTICE OF PATIENT'S OBSERVATION STATUS AND NOTICE CONCERNING THE QUALIFICATIONS OF THOSE WHO PROVIDE HEALTH CARE AND COUNSELING SERVICES, previously passed.

DEPUTY SPEAKER BERGER:

Representative Johnson, you were recognized. We

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Thank you, Mr. President. Mr. President, I would ask that this item be passed temporarily.

THE CHAIR:

Without objection so ordered.

SENATOR LOONEY:

Thank you, Mr. President.

THE CHAIR:

Actually so ordered. Mr. Clerk.

THE CLERK:

On page 6, Calendar 143.

THE CHAIR:

Mr. Clerk.

THE CLERK:

On page 6, Calendar 143, substitute for Senate Bill Number 363, AN ACT TRANSFERRING FUNDS DEPOSITED IN THE COMMUNITY INVESTMENT ACCOUNT TO THE DEPARTMENT OF HOUSING. Favorable Report of the Committee on Housing.

THE CHAIR:

Senator Bartolomeo.

SENATOR BARTOLOMEO:

Hi, Mr. President. I respectfully move acceptance of the Joint Committee's Joint Favorable Report, and I urge passage of this bill, please.

THE CHAIR:

On acceptance of passage for remark.

SENATOR BARTOLOMEO:

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Yes, thank you, Mr. President. This bill really just redirects the, what is called Community Act Investment Revenue from CHFA to the newly organized Department of Housing. And the Community Investment Act currently provides money for a variety of things including open space, farmland preservation, promoting agriculture, and affordable housing.

And so we are now looking to have the funding that is used for affordable housing rather than going to CHFA to be going to the new Department of Housing. And with that I do ask for and urge support and passage of this bill, please.

THE CHAIR:

Thank you, Madam. Will you remark further on the bill? Will you remark further on the bill? Senator McLachlan.

SENATOR MCLACHLAN:

Thank you, Mr. President, I stand for questions to the proponent of the bill.

THE CHAIR:

Please proceed, sir.

SENATOR MCLACHLAN:

Thank you. Senator Bartolomeo, I wonder if you could clarify the existence of the current programs in the community investment account, and what will happen to those programs? Through you, Mr. President.

THE CHAIR:

Senator Bartolomeo.

SENATOR BARTOLOMEO:

Yes, through you, Mr. President, I believe that the good Senator is when you say the programs is referring to the fact that the money is divided into a variety of different funds. So as I said, there's open space, there's farmland preservation, there's

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promoting of agriculture, and then there's also affordable housing.

The Community Investment Account is actually capitalized through a \$40 land recording fee. And with this, of that money, \$36 is taken with divided up as \$10 going to agricultural sustainability and \$26 is equally divided between the Agricultural Department, the DEEP Economic Department, and CHFA currently. So the amount that is going to CHFA would then, and only that would be redirected to the Department of Housing. Through you, Mr. President.

THE CHAIR:

Senator McLachlan.

SENATOR MCLACHLAN:

Thank you, Mr. President. Thank you, Senator Bartolomeo. So for further clarification the Community Investment Account continues to exist, continues to provide funding for open space, farmland preservation, promotion of agriculture, and historic preservation. Through you, Mr. President.

THE CHAIR:

Senator Bartolomeo.

SENATOR BARTOLOMEO:

Through you, Mr. President. Absolutely. We were not intending to touch that in any way with this legislation. Through you, Mr. President.

THE CHAIR:

Senator McLachlan.

SENATOR MCLACHLAN:

Thank you, Mr. President. Thank you, Senator, for your answers.

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Thank you. Will you remark further on the bill? Will you remark further on the bill? Senator Bartolomeo.

SENATOR BARTOLOMEO:

Mr. President, I wonder if, without objection, we might be able to put this on the Consent Calendar, please.

THE CHAIR:

Seeing and hearing no objection, so ordered. Senator Welch.

SENATOR WELCH:

Thank you, Mr. President. I rise for the purpose of a point of a personal privilege.

THE CHAIR:

Please proceed, sir.

SENATOR WELCH:

Thank you, Mr. President. Some of you may notice that in up the gallery now we have some guests who are looking on. They happen to be members of the Parent Leadership Training Institute, PLTI, which is a program by the Connecticut Mission on Children where moms and dads are learning from the State of Connecticut how to advocate on behalf of their kids.

So I'd ask that the Senate would rise and join me in welcoming them to the Senate, and encouraging them on their endeavors to advocate for the next generation. Thank you Mr. President.

THE CHAIR:

Thank you. Senate, please rise.

Welcome to the chamber. We appreciate your being here. We know the PLTI is a wonderful program in our state. So thank you for being a part of it. We appreciate it. Enjoy watching democracy. Mr. Clerk.

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that we might proceed to a vote on the Consent Calendar.

THE CHAIR:

Madam would the people please take their conversations outside the chamber so the Clerk can so we can all hear the items on the Consent Calendar? Madam Clerk.

THE CLERK:

Items on the Consent Calendar. Page 1, Calendar Number 325, House Joint Resolution 66, and Calendar Number 326, House Joint Resolution 67.

Page 5, Calendar Number 102, Senate Bill 258. Page 6, Calendar Number 143, Senate Bill 363. Page 10, Calendar Number 287, Senate Bill 257.

Page 16, Calendar Number 368, Senate Bill 262. Page 17, Calendar Number 370, Senate Bill 411, and Calendar Number 372, Senate Bill 463.

Page 19, Calendar Number 391, Senate Bill 154. Page 20, Calendar Number 411, Senate Bill 493.

Page 27, Senate Bill 101, excuse me, Calendar 101, Senate Bill 156.

Page 28, Calendar Number 105, Senate Bill 221, and Calendar Number 115, Senate Bill 291.

And Calendar Number 114, Senate Bill 295.

Page 29, Calendar Number 123, Senate Bill 290. Page 31, Calendar Number 172, Senate Bill 314.

And Calendar Number 169, Senate Bill 70. And page 33, Calendar Number 217, Senate Bill 318.

THE CHAIR:

Thank you, Madam Clerk. Please announce the pendency for roll call vote, and the machine will be open.

THE CLERK:

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There will be an immediate roll call vote in the Senate. All senators report to the Chambers.  
Immediate roll call vote for Consent Calendar in the Senate. All senators report to the Chambers.

THE CHAIR:

Senator Frantz.

Have all members voted? If all members have voted, please check the board to make sure your vote is accurately recorded. If all members have voted, the machine will be closed and the Clerk will announce the tally.

THE CLERK:

Total voting	36
Aye	36
Nay	0
Absent	0

THE CHAIR:

Consent Calendar Number 1 passes. Senator Looney.

SENATOR LOONEY:

Thank you, Mr. President. I would yield the floor for members if there are announcements of any other committee meetings or other points of personal privilege to be announced before adjournment.

THE CHAIR:

Any members with additional announcements or points of personal privilege? Seeing none, Senator Looney.

SENATOR LOONEY:

Thank you, Mr. President. Mr. President, since there are a number of committee meetings tomorrow morning, it's our intention to begin the day with a Senate caucus at noon, and then session to follow. And with that I move the Senate stand adjourned subject to the call of the Chair.

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apartment efficiencies that hopefully they -- they come back to my district. We have to fill up all of those apartments in downtown. But this is great. This is something that I will support because it's something that I always been a fan of keeping the students here in Hartford or in the State once they graduated from our schools so I commend you on this.

REP. DAVIS: Well thank you, Representative. And I ask for your support here but if it gets passed out of here I ask for your support in the other committees that it's going to have to go through too because as we know sometimes that's the real uphill battle. But I -- I thank you very much for allowing me to speak today and speak in support of this bill. Thank you so much.

SENATOR BARTOLOMEO: Any other questions from the committee? Seeing none, I thank you very much for being here to testify.

REP. DAVIS: Thank you, Madam Chairman.

SB 363  
SENATOR BARTOLOMEO: Before we proceed I would like to also announce that there is one bill which is, AN ACT TRANSFERRING FUNDS DEPOSITED IN THE COMMUNITY ACCOUNT TO THE DEPARTMENT OF HOUSING. We had a drafting error and we now have substitute language available. It has not been approved by the committee yet but it is available if you'd like to -- to be able to see that if you're going to be testifying on it. I will just basically point out that the difference is on line 18. Pardon. On line 18

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we have up to 150,000. That is the only difference in the substitute language from what was posted.

And we'll be making that available if you'd like to testify knowing that please do and it will move forward at a future meeting which we would be voting upon. So seeing that I now would look for Representative Patricia Miller to testify. And we will go back to her. Commissioner Klein. Good morning.

COMMISSIONER EVONNE KLEIN: Good morning, Senator Bartolomeo, Representative Butler and members of the committee. My name is Evonne Klein and I'm the Commissioner of the Department of Housing for the State of Connecticut. Thank you for this opportunity to appear before you this morning regarding several bills that impact the Department of Housing. The Department of Housing supports Senate Bill 363 a part of -- a part of the Department of Housing's legislative package, AN ACT TRANSFERRING FUNDS DEPOSITED IN THE COMMUNITY INVESTMENT ACCOUNT TO THE DEPARTMENT OF HOUSING.

SB364  
HB5436  
HB5437

In 2005 the State legislature established the community investment account, CIA to fund affordable housing development, farmland, open spaces and historic preservation. CIA is comprised of recording fees collected for all documents entered into municipal land records and is distributed amongst the Connecticut Housing Finance Authority, CHFA, the Department of Economic and Community Development and the

Department of Energy and Environmental Protection as well as the Department of Agriculture.

Every three months CHFA receives 25 percent of the amount to supplement new or existing affordable housing programs which totals approximately \$4 million annually. Senate Bill 363 directs CHFA's portion of the CIA funding to the Department of Housing. As the new lead agency on housing the Department is uniquely qualified to make policy decisions regarding how best to allocate this affordable housing funding. CIA funds will provide the Department with the much needed flexible funding that can supplement existing successful programs or innovative new ones, fill small gaps in project funding in between competitive funding rounds and finance any new program or project the Department may wish to develop to reach its affordable housing goals. However the Department opposes the additional language that annually directs \$150,000 to supplement technical assistance for resident participation and foster the development of independent resident led organizations in public housing communities.

While the Department supports the cultivation of resident participation we disagree with the specific set aside that limits the Department's flexibility in determining how best to utilize the CIA funding. If this bill moves forward with the set aside we respectfully request that the cochairs amend the language to state up to \$150,000 annually as the Senator announced this

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morning. During the time of continued fiscal restraints it is important for agencies to constantly reassess priorities, ensuring limited resources are utilized towards the greatest benefit.

The Department fully support Senate Bill 364 a part of the Department of Housing's legislative package, AN ACT CONCERNING THE DEPARTMENT OF HOUSING'S RECOMMENDATIONS FOR REVISIONS TO THE SUPPORTIVE HOUSING INITIATIVE STATUTE. Section 17A-485C of the General Statutes requires the Department and other agencies as well as CHFA and the court support service division of the judicial branch to collaborate on establishing permanent supportive housing initiatives to provide additional affordable housing units and support services for eligible individuals.

Senate Bill 364 adds the Department of Developmental Services and Veterans' Affairs, new members of the State interagency committee on supportive housing to the list of already collaborating agencies and broaden the eligibility for supportive housing assistance.

Permanent supportive housing is a vital resource that provides low income individuals and families who have serious persistent issues such as a mental health or substance abuse disorder with the tools and resources they need to face these challenges and improve their lives. By expanding the eligibility criteria this bill provides the interagency committee on supportive housing with the flexibility to prioritize new populations for support as they deem necessary.

HB 5436  
HB 5437

really heal before they send them back out and then see that they come back even more sick. So that's what it is.

It's not for -- for future housing. It's to help with that revolving door at the emergency room for our homeless population who are in temporary shelters or housing situations, get them back on their feet and have a better prognosis. So I apologize for the interruption but it's a clarification in the intent of the bill.

REP. L. MILLER: No, I appreciate it. Thank you for your explanation. And it -- honestly this is a concern of everybody, the homeless people. And certainly the program, as you said the Columbus House, that's a successful program with Yale I -- that's the kind of thing we'd like to see happen more often in other areas, Bridgeport and cities like that. But anyway thank you very much for your answers. And thank you, Senator. Thank you, Mr. Chair.

SB363

REP. BUTLER: Any other questions? I have some more questions because I want to go back to the -- the CIA funding. And while I could understand some of the -- some of the Department of Housing's concerns about actually spelling out dollars for different programs we felt that it was needed that we actually account for support for -- for some resident organization to be supportive of resident concerns.

We -- we understand that -- that the Department might feel that some of ifs flexibility has

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been you know compromised but we respectfully want the Department to know that we inherited this as well as you did and with this -- these funds being transferred from CHA which had previously funded PHRN that we want to make sure that funding continued because if you just think about the last few years in the Department of Housing -- well not the Department of Housing, the housing committee, that we have passed several bills associated to resident rights and resident support and resident initiatives which really -- and a lot of them are just out there for the last three or four years and we need in our estimation -- we need an advocate that's going to go out there and make sure that the housing world is respecting all of these new bills that we have passed on lieutenant commissioners, on improvements to public housing developments and the rights of the people out there across the State.

And if we don't have a resident organization that is a viable organization that is going to stand up and support them then our concern is what's going to become of all these initiatives that we have passed to bolster the residents' rights. So I mean -- so we had to kind of balance -- we have to get -- please. Please. No applause please. Just -- I mean you'll get a chance to testify but we want to just keep the decorum level here. But really that's what we were thinking.

So we're just hoping that the Department will actually support these initiatives once we pass

it in the -- we -- we left -- we left the language broad and we apologize for the drafting error but we left it broad to allow you some flexibility in the up to \$150,000 so I mean we were respectful in that manner to allow you the flexibility to look at what -- what -- what you deem available after looking at the -- at the -- the budgeted amount. But we really feel strongly that we couldn't afford to lose a resident organization.

We understand that there's another organization that does some -- some of what they do but it's very limited and it's not based from the residents' point of view. And we've understood that they've done a decent job but if -- if we don't have a viable resident organization we -- we're concerned of who would actually represent them. So -- and -- and again we want to apologize for the drafting error but we were hoping to reach a collaboration here.

So -- and we -- we -- both you, the Department of Housing and us have actually -- we're -- we're -- we're inheriting this just through the process of transferring the responsibility. So we're hoping that you will keep all this in consideration and be mindful of that perspective, Commissioner. So is there -- you've had a chance to actually see some of the budgetary criteria of PHRN and what they would hope to do if given funding. Do you have any specific concerns other than the flexibility that is allowed to the Department of Housing?

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COMMISSIONER EVONNE KLEIN: Well specifically -- and thank you for the opportunity to respond. First and foremost I do believe that it's extremely important and having seen this happen firsthand back at home that it's important for the residents to speak up and have a big say in any redevelopment of -- of their housing. So that -- that is certainly not the issue that's at hand here.

I certainly believe that tenants have -- do have rights and I support the legislation that has been passed allowing them to do so. It's -- it's important and I understand that educating tenants is clearly again very important in bringing them into the process. This strictly has to -- this is two separate issues in my mind. And this is just tying up CIA funding and not allowing us to have flexibility. In our budget we have asked for two people to work with housing authorities to help them from day to day -- you know running day to day to improve running of their properties day to day to big -- you know if they want to take on an expansion or a redevelopment project of their property. So we do have staff in this budget.

Hopefully that will help move this -- this along in aiding that. But I don't disagree with the point that tenants need to have someone for them, working with them, educating them and giving them an opportunity to be heard on whatever issues they need to be heard on in their own homes and in their own communities. I don't disagree with that. I just

fundamentally and principally disagree with earmarking any kind of -- of money.

The way we are envisioning -- although we haven't written a policy on how we would use our CIA funding we do envision it in a very -- using it in a very broad way. And if you want it to reflect on how CHFA's policy you know just very broadly you know looking at pilot programs, filling gaps, ongoing programs and as you mentioned this would fall into an ongoing program area.

So again I'm just going back to my -- my principle and encumbering money in this way. So we do at the Department have a commitment to our residents and we will stay committed to supporting our residents.

REP. BUTLER: And thank you. And I do hear what you're saying but at the same time I don't think we want to lose -- lose track of the fact that CHFA has funded it in the past.

COMMISSIONER EVONNE KLEIN: Correct.

REP. BUTLER: So they've been -- so this isn't like something new. Maybe the dollar amount is -- is new but this isn't something new. They've been funded and -- and I -- if -- if they're not funded to some level that allows them to go forward then the -- they're activity will be lost. And I applaud your -- your having two new people to work with the housing authorities because the housing authorities need help but if they're helping the housing authorities

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guess what, that's not helping somebody helping the resident part of this equation.

We're helping the housing authority part of the equation. So I -- and I don't know if their responsibilities are going to be to actually make the housing authorities aware of resident concerns but again if they're working directly with the housing authority I'm -- that relationship is what I'm concerned about. How do you envision these two people working with the housing authorities?

COMMISSIONER EVONNE KLEIN: Well it's not an us versus them. You know. I mean I look at this as -- as a community and by having folks working with the EDs and the commissioners of the housing authorities this is a goal to better -- have better and stronger -- part of this would be better and stronger relationships and the opportunity to build better communities within the housing authority community.

When a housing authority runs better, when your EDs are stronger, when your commissioners are stronger everybody benefits. That also obviously benefits the tenants. So I do see this as not an us versus them or housing authorities versus tenants. I see it as -- as one community and strengthening the whole relationship altogether.

REP. BUTLER: Well I -- I would hope, Commissioner, that it isn't an us versus them scenario but in the real world -- in the real world doesn't it play out that way? I mean in the real world

there's -- there's concerns that residents have and usually those concerns they have are with how the housing authorities are actually you know running the -- the housing. I mean there's an inherent you know situation where it's just the nature of the housing authority and the -- the -- the residents' concerns you know come head to head at times. It's just natural.

And whether or not those residents are being acting in a manner that is just asking too much or if the housing authority isn't doing enough. There's just you know -- it's -- it's -- and so I don't think that we could -- could just say or even think that you know we hope that is going to happen naturally because I mean if it -- if that were the case I mean we could do -- and I don't -- I just don't think that's the case because for -- for all the public housing that I've visited I could tell you that there's real concerns of residents and for -- for the housing authority to be fair with them a lot of them are challenged with the cost of maintenance dollars to actually do some of the real work.

So just by that nature alone it's going to cause confrontations. For a department that doesn't have the funds to do the maintenance that's required and the people who aren't getting the maintenance done to their units that have real concerns like plumbing, electrical issues. I mean there's -- and I don't know. I didn't really plan to have a lengthy conversation on this.

I was hoping that this was just going to be something that we were going to work out and that we were going to go forward with. But there -- I -- I just want to -- from -- from what I've seen and from the legislation that we have passed we need a viable organization that's out there on the front line that's making sure that all the legislation that we've passed for -- for -- for resident rights is upheld. And at the same time -- and I understand that you're -- that your responsibility is trying to help the housing authority have the funding that they have to -- to make sure that the housing they provide is adequate.

So -- but we have to keep both of those initiatives in mind I think and I just didn't want to have an organization that is was being -- having this equation be balanced to now have an unbalanced situation where some -- some concerns aren't being met. So -- but again I didn't anticipate such a lengthy conversation on this because I was hoping that -- that we could just account for this. As the CIA funding in the past, there's many organizations that have been earmarked for certain funding.

It might not be spelled out but there's almost like an understanding that in certain areas we'll provide certain funding. Our concern was simply just to make sure that funding wasn't lost for this one organization. So I -- I just ask you to -- to keep that in mind going forward and hopefully it won't be a situation

going forward that we'll have to you know have a lengthy conversation.

And hopefully over the next couple of years even the PHRN who may be the organization that we're talking about funding can find some other funding resources so -- as well as what we do but hopefully find some funding that will allow them to you know be more independent from the funding from the State. But we do want to afford them that opportunity. So I just wanted to add that. Senator, do you have some other comments?

SENATOR BARTOLOMEO: Thank you. Commissioner, it may have been said but I lost it in some of that. Very specifically I just want to ask you if you are supporting the language as adjusted in what we've provided for substitute language because as you know we've -- we've gone back and forth and had many very productive conversations over the last month.

Quite frankly I know you're not happy with this language exactly. I know the people -- the group that we're looking to fund is not happy exactly with the language. Some people would say that means that we made a fabulous compromise because nobody's happy on either side. But if it's reworded as you see in the substitute language it's up to 150,000, are you supporting it?

COMMISSIONER EVONNE KLEIN: I can support that.

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SENATOR BARTOLOMEO: You can. Okay. Thank you.  
Guess that's -- that's it.

REP. BUTLER: I was going to ask that question too.

SENATOR BARTOLOMEO: Yeah. You just got to get to  
it, Larry.

REP. BUTLER: Thank you. Could have saved a lot of  
conversation. But thank you, Senator. You're  
so insightful. Talk about cutting through the  
chase. No, I -- I don't know. I think I just  
wanted to give the rationale for why we were  
actually going down this road in the first  
place. But any other questions? Seeing --

COMMISSIONER EVONNE KLEIN: May I make a comment,  
Representative Butler.

REP. BUTLER: Sure.

COMMISSIONER EVONNE KLEIN: Okay.

REP. BUTLER: Go right ahead.

COMMISSIONER EVONNE KLEIN: Just you know the  
comments that you had made prior to the  
Senator's question. I don't disagree with some  
of the issues that you've raised. But as we  
look at and as we visit and as we speak with  
various housing authority's executive directors  
or commissioners what we see and what we know  
is that we have a range. We have housing  
authorities that are extremely well run and we  
have housing authorities that are not and then  
we have the middle.

So our goal here is improve, bring together, create communities, make sure the residents are being heard, make sure the EDs are doing the best job that they can training them, so going back to these two positions that we're bringing into the Department. When you have a well-oiled and a well-run machine you have less disgruntled folks at the end of this.

So our goal is to take those housing authorities and improve the way that they work for those who need improvement. And I think what you will see is that the residents will have less sort of you know -- I think we had this sort of head banging sort of concept going on. So that's our goal.

So I think when you improve the way something is run you have a better result and you create a better community because that's what these are. These are -- we're talking about communities. So I just wanted to respond to that. Our -- our goals are not different. I do believe it's very important for the residents to be heard and make a difference and I can't say that enough in how their communities are run. I can't say that enough. So I just -- I wanted to underscore that. I think you and I share you know many goals and wanted to get that on the record.

REP. BUTLER: Yeah. Certainly, Commissioner, we do share many goals and you know I love what you're doing at the Department of Housing. You're one of the greatest assets in the State.

It this scenario I just wanted to make sure that we're supporting what's an important concern and I would be very interested in the work of these two staff members and how it's playing out over time, what cities they're going to assist and what kind of results that we're getting as a result of that.

So yes, I mean our -- our -- we have similar concerns. We want to make sure that you know the housing authorities are running as -- as good as can be. We want to help those who aren't and we want to provide quality housing for -- for residents. And we just want to all make it work better. So we -- we share that. But if -- if at some point in time after the two staff members have been out there in the field working with various housing authorities, we'd be very interested in that information on how that's working out because you know that's -- that would be great to hear. Any other concerns or questions? Thank you, Commissioner, for coming before us today.

COMMISSIONER EVONNE KLEIN: Thank you.

SENATOR BARTOLOMEO: I'm just going to announce that many of the -- the members of the committee have other committees that we're bouncing back and forth between so if you see us coming and going it's not for lack of interest in your testimony. We will have access to all of the testimony and on that I'll leave you in the hands of Representative Butler.

some more information about that it would help us in our deliberation.

SCOTT BERTRAND: Certainly. I'll be sure to get that out to you.

REP. BUTLER: All right. Is there any other questions? All right well thank you for your testimony.

SCOTT BERTRAND: Thank you for the opportunity.

REP. BUTLER: All right. Next on the list is yes we have Representative Patricia Miller. Come on down.

REP. P. MILLER: Good morning. Senator Bartolomeo, Representative Butler and the members of the housing committee, my name is Representative Patricia Billie Miller and I represent the 145th District in Stamford. I'm here to testify in support of S.B. 363, AN ACT TRANSFERRING FUNDS DEPOSITED IN THE COMMUNITY INVESTMENT ACCOUNT TO THE DEPARTMENT OF HOUSING.

I specifically support the investment and technical assistance in resident led housing communities. Thankfully the State of Connecticut has recognized the value of investing in public housing revitalization with Governor Malloy committing \$300 million over ten years for this purpose. More than 30,000 residents of our State live in public housing. Thousands of units are unstable because of disrepair and others are long overdue for

physical updates and revitalization. What this bill does is commit to human capital.

It recognizes that residents in these communities are impacted by these investments and that they have rights as their homes and communities are slated to be renovated, reconfigured and in some cases demolished. Resident led organizations such as the publicly assisted housing resident network provide technical assistance and materials to help resident understand the scope and extent of proposed projects in their public housing communities.

This work has traditionally assisted residents in establishing productive dialogue with housing authorities in the surrounding communities to be sure that tenants' voice is - - that the tenants' voice is considered in the context of major decisions that would impact their communities. Tenants in public housing pay rent just like tenants everywhere else. Many rental communities have tenant associations, condominiums have condo associations, et cetera.

These organizations are mechanisms to ensure that the rights and concerns of their tenants are considered. Investing in technical assistance for residents in public housing is a wise choice. As we look at other mayor revitalization projects community involvement is considered a best practice. Public housing communities can be beautiful and the vision and implementation of proposed improvements can

only get better if and when residents are involved from the start. Thank you for allowing me the opportunity to testify on this bill.

REP. BUTLER: Thank you. Are there any questions? Well thank you, Representative Miller. You -- earlier today the Commissioner was here and said that she could support the language that was in the bill. She -- she did make some concerns known but she said she could support the bill as drafted. So just to let you know. But thank you for coming and supporting the bill and your testimony it helps to let people know why it's so important.

REP. P. MILLER: And if I can make one additional comment.

REP. BUTLER: Go right ahead.

REP. P. MILLER: I've been in -- I've been in public housing -- the public housing industry for almost 30 years and I've seen it evolve. And I've seen it evolve from residents not having a voice to residents having a voice and I've seen the difference in empowering residents and I think it's very, very important to have organizations where residents can have a voice because they've lived there.

I was raised in public housing. I lived in public housing and we were -- we were committed to our community and I think that's very important. It was because we did have a voice. In Stamford they did allow the residents to --

to have a voice and they partner with the residents and that's what's very important. And as my testimony stated we're investing in revitalizing properties which means that more public housing authorities or communities are going to come online in revitalization then I think that the residents need to have a voice. It's very important for them to have a voice so that they could have a buy in into their community. Thank you.

REP. BUTLER: Yes. Do you have a question? Okay. Yes, I have a quick comment and then Representative Arce has one. I just wanted to let you know that we did also state and let it be known that all of your concerns have been you know priorities for the housing committee and over the last four or five years we've been passing laws that have actually bolstered representation for residents in public housing and you know that's -- that's speaking to what your testimony says.

That's why there's such a need because to make sure that everybody's aware of the new bills and new laws and to make sure that they're adhering to new bills and laws that we've passed supporting these initiatives. So that's -- that's probably one of the things that hopefully in this kind of testimony and when it goes out over the airways that more people are aware of their rights and more people are aware of the laws that are out there that they need to be following. Representative Arce.

REP. ARCE: Your testimony was well written and was -- and to some extent in this testimony that I'm in agreement with in you -- with you. I too grew up in public housing, worked in public housing and was a commissioner of public housing for five years.

So as a -- as the director of the youth department we made sure that the parents and the residents of public housing was very well involved in decision making especially when (inaudible) and (inaudible) was demolished we made sure that the resident involvement, the resident decision was -- was also heard. So I'm in agreement with and I support this because of my experiences with public housing and how important it is that residents to have a voice and make sure that their voice is heard as well.

REP. BUTLER: Thank you. And thank you for your -- Representative Bacchiochi.

REP. BACCHIOCHI: Nice to see you. Quick question. I agree with you completely. We have to make sure that the residents always have a voice in public housing and like you said in condo associations. It's definitely a best practice that we need -- that I believe in and I think we need to work towards.

But I don't -- I'm not familiar with the specific reference you make to the technical assistance in resident land public housing committees. Is that part of what's being

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transferred in the community investment account to the Department of Housing?

REP. P. MILLER: It's my understanding that it helps to finance agencies as the public assistance housing resident network.

REP. BACCHIOCHI: Okay, so they --

REP. P. MILLER: And so they need the funding in order to continue their work.

REP. BACCHIOCHI: So there's a piece in the -- if we pass -- this goes through there's a piece in the community investment account that will go to the Department of Housing that will specifically address the technical assistance piece?

REP. P. MILLER: That's my understanding, Representative.

REP. BACCHIOCHI: Okay. Thank you. I was unaware of that so I appreciate that you brought that to our attention.

REP. BUTLER: Well yes and if I could bring further clarity that's pretty much a part of the mission statement of PHRN. So that's -- that's one of the duties and what they -- one of their goals is to provide that technical assistance for resident participation. So. All right. Any other comments for Representative Miller?

REP. P. MILLER: No, thank you, Mr. Chair.

REP. BUTLER: Very good to see you this morning -- just, yes it's still this morning. Thank you.

REP. P. MILLER: Thank you.

REP. BUTLER: Yeah, we're getting there. Next is Cathy Branch-Stebbins. Your microphone.

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SB365

CATHY BRANCH-STEBBINS: It's off. I'm sorry. Good morning, Representative Butler and members of the housing committee. My name is Cathy Branch-Stebbins. I'm Executive Director of CONN-NAHRO. I'm here representing the public housing authorities and individuals and organizations involved in affordable and public housing. I'm going to just briefly touch on three bills that are before you today. The first is the Raised Senate Bill 363.

CONN-NAHRO has some difficulty with the language related to the \$150,000 annually to supplement technical assistance for resident participation. I think that we have less difficulty with it now that it's been amended language. However I think the point that we would like to make is that it's not what it is the how. We're having difficulty with the message of the public policy making. I want to make it very clear that CONN-NAHRO and its member organizations support the development of resident organizations and technical assistance to resident organizations.

What I think we are having difficulty with is that this is essentially an earmark and that -- we are wondering whether that is the right way

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to go about doing this especially since we have a new State Department of Housing and a new Commissioner who I think should provided -- trusted to provide and given flexibility on this. So that's our point of view on 363. We do feel that creating specific language restricts us in both directions.

Maybe sometimes it won't be enough funding for that need, other times it might even be too much. But again I want to share that I think that that -- the amended language does help us that way. I want to also share with you that regarding 53 -- 5438 the bedbug bill, I want to encourage and commend the efforts of the housing committee in the development of this bill and thank you for working to balance the interests to work toward a solution.

We -- we know that this has been an extraordinary effort and we thank you for that. I also wanted to share that we support the 365 and others will be testifying on 365. Thank you for letting me testify today. If you have any questions.

REP. BUTLER: Are there any questions? Well I just have a couple. Were you aware -- speaking of Bill 363, the transfer of the funds in the CIA account to the Department of Housing. Were you aware previously in CHFA that CHFA did earmark money for PHRN?

CATHY BRANCH-STEBBINS: I was aware that PHRN had a -- been given a contract to CHFA for probably \$50,000. I'm aware of that.

REP. BUTLER: Well so actually I believe they were provided 75,000 but --

CATHY BRANCH-STEBBINS: Okay. You know better than I do. I'm sorry.

REP. BUTLER: So yeah. So I guess my -- my point is that this isn't like new money or new funds. We're just transferring the responsibility from CHFA which previously funded PHRN to the tune of 75,000 to up to 150,000 as is deemed appropriate by the Commissioner in the Department of Housing. So I just wanted to make it clear that this -- this isn't new funds. This -- we're transferring the responsibility then the funding it seems you know only right that the funding should go as well.

And I guess it's the whatever appropriate amount of funding is going to be deemed appropriate is going to be at contention. And also I'm -- I'm very glad about your comments about supporting resident perspectives. That's -- that's good to hear because that's something that the Commissioner actually stated and that we want to make sure there's a healthy relationship between the housing authorities and its residents. But one of the things that also is going to be anew is the Commissioner shared with us that the housing authorities are going to get two staff people to actually help housing authorities so your -- while I don't -- I don't know what dollar amount you want to

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place on two staff members helping the housing authorities become more efficient.

It seems only fair we want to help out our housing authorities that we should still have the support for the residents as well just to make sure that we're helping both sides and if both sides are affected that means we'll have probably less confrontations between the two. So I -- I just in terms of dollars and flexibility I just want to make a point to keep things in perspective you know that if -- if the Department of Housing is going to assign two new staff members to help the housing authorities it only seems fair to continue funding for PHRN. So --

CATHY BRANCH-STEBBINS: So could I just ask you, this is an earmark that's specifically targeted to a nonprofit -- a specific nonprofit? Is it intended to only go to one organization or is there an intent here that other technical assistance providers that support resident involvement could also access that fund?

REP. BUTLER: No. It's not specific to one organization but there's I guess a couple of different organizations that provide these kind of services but as it's spelled out from the perspective of resident led organizations I mean there's -- the most viable, I believe the only one out there is PHRN. I believe there's another organization that is more in tuned and in line with say the -- the housing authority actually provides some of these same services

if I'm not correct. Is that true? There's another organization that you know of?

CATHY BRANCH-STEBBINS: I think that there are several organizations and individuals who are capable of providing technical assistance to resident led organizations.

REP. BUTLER: Do you know of specific -- who does it --

CATHY BRANCH-STEBBINS: I know that there are individuals who could provide that kind of consulting service. I -- I know that there are people here who will be testifying that are capable of providing consulting services in addition to the nonprofit that you're talking about.

REP. BUTLER: Okay. And I just wanted -- excuse me for asking this again but if -- if this is the point that we're actually trying to make you're -- you know ask me about if there's a specific one and I -- we identify that PHRN is -- is an organization that currently does it. I know -- I believe there's another organization that is -- works with housing authorities to provide some of the same assistance. I'm trying to get to that entity that -- that also does it.

CATHY BRANCH-STEBBINS: Well you're -- you're asking me to make assumptions about things that I may not know exactly the answers to. I think that there are people in this room that could serve that role. For example Peter Hance is here who is a consultant. I think he would be one of

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those individuals that could provide technical assistance. Is that what you're asking me?  
I'm not sure.

REP. BUTLER: No. I -- I know we could find consultants to do virtually anything. I'm just trying to make a point that there are at least a couple of organizations in my mind that you know -- that I'm privy to that actually provide the service now. One of them is PHRN and one of them is -- is -- was a Tover I think. That doesn't ring a bell?

CATHY BRANCH-STEBBINS: No.

REP. BUTLER: Well anyways, well there's only two that actually do it. So I mean we could find anyone, any consultant to -- to -- and hire somebody but we're talking about finding people who have experience doing this and have worked with people around the State already.

So again this -- the intent here is the bill transfers the responsibility from CHRN -- I mean CHFA to Department of Housing and intent is just while the responsibilities are being transferred we are trying to make sure that the funding within the responsibility actually goes as well.

So that's what we're trying to achieve. And you said that the new language up to 150,000 you know you feel more comfortable with and that's good. But --

CATHY BRANCH-STEBBINS: If I could also just raise a point that the two new staff members at DOH are specifically hired to provide technical assistance to housing authorities on resident involvement. They're intended to provide technical assistance on the full array of services and needs that housing authorities have just to share that piece of information with you that I do know.

REP. BUTLER: Yes and the Commissioner shared that with us. And that the only difference in why this language is in here is just to make sure that -- that the role and responsibility and support of the residents is -- remains intact. Now we know that those staff members can do things to help housing authorities with resident concerns but I would imagine that the biggest bulk of their responsibility is going to be in the day to day operations in helping housing authorities become -- run more efficiently and -- and better and give them support and direct support to the Department of Housing.

As a benefit to that I'm sure that some residents will benefit because their housing authorities are running better which would eliminate them -- you know both sectors bumping heads is what myself and the Commissioner actually you know arrived at as a benefit. So while they will be providing some services that will help in the resident aspect of housing authorities it wasn't -- the testimony here that I derived wasn't going to be their primary responsibility. So that's -- just wanted to

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make that point clear. But also you said you're in support of the waiting list bill?

CATHY BRANCH-STEBBINS: Correct. And other people will be testifying on that bill, the housing authorities, 365.

REP. BUTLER: Okay. Yes, we did hear from one earlier. Mr. Scott Bertrand actually articulated a lot of that earlier. All right. Is there any other questions? All right. Well thank you for your testimony.

CATHY BRANCH-STEBBINS: Thank you.

REP. BUTLER: Next Miss Daisy Franklin.

DAISY FRANKLIN: Hello Representative Butler and Senator Bartolomeo and the housing committee. My name is Daisy Franklin. I am Vice President of PHRN, the Connecticut publicly assisted housing resident network an independent 501c3 statewide organization that publicly assisted housing residents. I am speaking for the organization and all the members as I testify today in favor of Senate Bill 363.

I want -- I have written out a testimony that you have but I do want to point out that PHRN is a resident run, resident led organization. PHRN, we support this bill and we do believe that the housing -- that all housing funds should be under the preview of the Department of Housing in order to allow most of the -- you know the efficiency and the coordination of housing resources. PHRN also supports the

language within the bill that calls for up to 150,000 for the CIA funds to be designated to -  
- for technical assistance for residents' participation in development independent resident led organization public housing communities.

When we do the public housing technical assistance we do a lot more than just pass out papers. When we do the assistance we do training. We do a lot of things that help residents to understand their rights, to build their tenant councils, to be able to even -- resident -- PHRN is pretty much as Representative Butler said brought forth the bills that dealt with residents having to elect their resident commissioner. And it might not have been a problem to anyone else but residents did feel the need to have that representation and to have that right to elect that person.

The bill with -- now with our Governor -- and I did stray away from the testimony and I hope you all don't mind but that bill with the Governor now with the \$300 million invested in housing it gives -- you know and he did sign the bill where residents could participate -- not only participate but have a vote -- a voting voice which PHRN had some -- a lot of -- of involvement in that as well as Connecticut Housing Coalition and a legal -- legal services. Legal aid is it?

But we believe that the monies for the 150 -- the monies should go into the community

investment act. We want to make sure that -- we know that there's going to be assistance for housing authorities but we want to make sure that now put money and invest into the residents.

The residents need to be at the table. Residents need to have money funded to them to help them to do the work that helps them. Residents as you know would be the ones who can best speak for residents. Residents will be easier to come to residents and speak to them about problems. That's how a lot of the changes came. Even when it came to grievance.

I mean housing authorities we're not the enemies. We're not enemies with them but we are trying to work with them, work with the residents and make a difference and make it a home, a community that we could safe in. So I just want to thank you for allowing me to speak and go over. But again we support the bill and the language of up to 150,000.

REP. BUTLER: Thank you. Now any questions?  
Representative Miller then Representative Bacchiochi.

REP. L. MILLER: Thank you, Mr. Chair. And good morning or good afternoon rather.

DAISY FRANKLIN: Good afternoon.

REP. L. MILLER: Thank you for your testimony. The one thing that I'm concerned about is supplement technical assistance under the

\$150,000 annually. What does that entail?  
What does that mean?

DAISY FRANKLIN: It entails workshops. It entails -  
- you know when we go to -- it's time being put  
in. You got a unit or you have residents where  
they want to know about their rights and we go  
in and we'll teach them. We'll help. We'll  
find perspective leaders to help build that  
community of leaders to represent their --  
their unit, to speak out for unit, what  
concerns they may be having. It is not  
something that would take time. And this is a  
-- you know the work that's going to be  
happening it's going to be a ten year -- the  
Governor has proposed this money for ten years.

So this work is not something that's going to  
just happen overnight but it's work that --  
I've been -- gone into a conflict where we had  
to have meetings to -- to even -- to get the  
residents to come. We had to have meetings to  
inform the residents of what's actually getting  
ready to happen to their place.

We had to have meetings to help them to  
understand what they can do, residents that  
would -- so it takes a lot of work to go into  
there and do -- the transportation. It's a lot  
to go into technical assistance. Technical  
assistance is not just handing a person a  
paper, having one meeting with them and say  
that I done -- I did my job. It's -- it  
entails a lot more.

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REP. L. MILLER: This past year or last year rather we've increased the number of tenant participation housing authorities to two and if you have a larger housing authority you can get up to three. Would these people be involved in that or would be this be a separate like ombudsmen or what do you see as the person doing this or who would enact it?

DAISY FRANKLIN: It's a statewide resident group. All residents are welcome. All residents that have a problem will -- will come -- will come and be involved and learn about what you know their rights are and what they can do. It is not designated to one specific area. All residents are -- can be a part. It's a statewide resident led group.

REP. BUTLER: And just for a point of clarity for the lieutenant commissioners for the boards that consist of five members there can be one -- one -- no, no. If it's seven member boards then it can be two. So it's either one or two just for a point of clarity. I just wanted to point that out.

REP. L. MILLER: Thank you. I was under the impression it was two and three. But anyway -- okay thank you very much for your answers. I appreciate it. Thanks for coming up.

DAISY FRANKLIN: Thank you.

REP. BUTLER: Representative Bacchiochi.

REP. BACCHIOCHI: Hi. Thank you for the work that you do for the residents in Connecticut. I am still working on a -- getting a complete understanding of the piece about the \$150,000. You said up to 150 but the bill does not say that. The bill says 150,000.

DAISY FRANKLIN: Right. Well I was --

REP. BUTLER: Excuse me. I just want to clear -- right up front we -- there was a technical glitch in drafting but it -- it you know but it says up to 100 -- up to so just to.

REP. BACCHIOCHI: Okay. We got that cleared up.

REP. BUTLER: Yes.

REP. BACCHIOCHI: So you -- you work with resident -  
- residents all across the State of  
Connecticut?

DAISY FRANKLIN: Any -- any resident that wants to be involved. And resident -- it's a statewide resident group. So if Danbury, if Waterbury, if Darien and Stamford. We have people from all these different places that are a part of the statewide resident group. If we -- if they're not a part of it most of the time they will -- if they have a problem they'll call probably the Connecticut Housing Coalition which the probably will refer them then to PHRN. And then they would come and we would then therefore have the dialogue and then possibly go to their complex where they live at and -- and then it starts.

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REP. BACCHIOCHI: So residents reach out to you. Do you do outreach throughout the State to let them know of your availability?

DAISY FRANKLIN: Residents -- we do because residents -- residents speak to residents. Residents let -- yes we do.

REP. BACCHIOCHI: Okay. And working on a little bit of the back and forth that took place earlier regarding your -- this -- yours is a nonprofit agency.

DAISY FRANKLIN: Correct.

REP. BACCHIOCHI: That you -- you work for or are here representing.

DAISY FRANKLIN: I don't -- I'm a volunteer. I don't get paid.

REP. BACCHIOCHI: You're a volunteer. Okay. So do you know -- I mean these are taxpayer dollars that are -- that are being allocated. Does this go to -- will this go to the Housing Commissioner and then they will accept bids from different nonprofits or -- maybe this is a little off of your scope of responsibility. I should probably save this for someone else.

DAISY FRANKLIN: You might want to save it for someone else but I do believe that it would go to the Department of Housing and then those agencies that possibly meet the criteria of being a resident led organization --

REP. BACCHIOCHI: Sure.

DAISY FRANKLIN: -- that does the same kind of work probably could also do it.

REP. BACCHIOCHI: Okay. Well thank you for coming up. I appreciate it.

DAISY FRANKLIN: Thank you.

REP. BUTLER: Are there any other questions? Okay. Yes, Sir. I just wanted to see if you were going to turn around and come back. But -- but anyways. But yes. I just want to let people again know that -- that we have several different public hearings going on and people are serving on different committees so you'll see members going in and out because they have responsibility on the other committees. And at this point I'm going to turn this over to Senator Bartolomeo to continue.

SENATOR BARTOLOMEO: Thank you. So we now have Tom Fiorentino and after Tom will be Erin Kemple.

THOMAS FIORENTINO: Thank you. Good afternoon, Senator Bartolomeo, members of the committee. I'm here to testify in support of Senate Bill 364. And I want to say upfront I have no special expertise. I'm just a dad. I'm a parent of a 23 year old with Down's syndrome and he's got a lot of assets. He's ready to move into the community soon yet under the current system we have there's just no way.

first place. But given the age of a lot of our housing stock that's not always possible either.

REP. L. MILLER: Right. I hear you. Yeah. Be careful when you say you know our aging -- our population is aging.

ERIN KEMPLE: But I'm including myself in that.

REP. L. MILLER: Well look at me.

ERIN KEMPLE: You're as young as I am.

REP. L. MILLER: Oh yeah. Thank you very much for your answers.

ERIN KEMPLE: Thank you.

SENATOR BARTOLOMEO: Thank you. Any other questions? Well you lost one.

ERIN KEMPLE: That's okay.

SENATOR BARTOLOMEO: Thank you very much for being here.

ERIN KEMPLE: And I -- I will give my card to the people in the LCO staff if they want to get in touch with me about any questions. Thank you.

SENATOR BARTOLOMEO: Okay next we have Carol Martin followed by Kim McLaughlin.

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CAROL MARTIN: Good afternoon. Madam Chair, good to see you again. Honorable members of the

housing committee thank you for a few moments. I did submit written testimony rather than reading it I just really want to say two basic points regarding the bill under consideration, S.B. number 363.

The first is Commissioner Klein and her current staff at the Department of Housing have done a superb job at coordinating and maximizing benefits of State housing funds. So you know from the standpoint of transferring the funds under her control and authority I think it's -- you know a really good idea to do that. And second I actually wearing a different hat about two and a half years ago represented the developer which was a -- related to a project in New Britain, Connecticut known as Corbin and Pinnacle Heights.

And had the pleasure obviously of working with not only the resident organizations there but their support through PHRN and the Connecticut Housing Coalition. And so from a practitioner's standpoint I was the one at the table representing the developer trying to change and reshape their community along with the lenders and other local stakeholders.

And wanted to tell you that you know my own experience based on moving that project forward and it is moving forward by the way. If you're ever in New Britain please drive down Corbin Avenue. There's a new community getting built there with a significant amount of State funds. But wanted to just say how important I thought

it was that residents were organized, had technical expertise that they could rely on.

You know it's sort of when you do affordable housing certainly redeveloping the State housing portfolio it's a little like making sausage. There's really no exact ingredients. You kind of just have to make it all work and at the end of the day you know hope that the new community you're building serves its intended goals. So those are really you know the two reasons why I'm here today to you know urge you to support the bill and think it will do just fine if in fact it ends up with the Department of Housing.

SENATOR BARTOLOMEO: Thank you very much. Do we have questions from the committee? Thank you very much for being here today.

CAROL MARTIN: Thank you.

SENATOR BARTOLOMEO: Next we have Kim McLaughlin followed by Mary Hill.

KIMBERLY McLAUGHLIN: Good afternoon. Hi. My name's Kim McLaughlin. I am here to speak in support of Senate Bill 363 and in particular address the annual allocation of up to 150,000 for resident technical assistance. And driven by your leadership really, the housing committee's leadership the public housing landscape is changing dramatically in the Connecticut. In 2011 we won passage of a new law that guaranteed public housing residents important rights.

Right to elect their own tenant commissioner if they decided they wanted to do that and also the right to participate and have a seat at the table where decision making was being done on the revitalization of their communities or the disposition of their communities, the demolition of their communities. So -- and in 2012 as it turned out we didn't know that was going to happen but there's a \$300 million ten year project that the Governor put forth.

It has already started and has done a year of work at this point. What that means is that the relationships between the owners and residents must be redefined. They cannot be the same relationship that they've been having. The residents have new rights and the relationships need to evolve. There was a reference to us versus them relationship, a tenant landlord relationship. In many ways that is the -- what relationships have been in public housing.

I don't think that's a surprise to any of you here. That's certainly what we have found working with public housing residents in public housing authority property throughout the State. So what has to happen is that each group housing authorities and also residents must develop a mutual respect for each other and you can't do that without developing your own organization, your own pride, your own ability to function.

You know and -- what I'm trying to say is on equal terms between housing authorities and residents. So that's really -- that's really my point is that things have to change and residents need their own assistance -- technical assistance in order to develop as a full equal partner in the redevelopment of -- of the communities in Connecticut.

SENATOR BARTOLOMEO: Thank you. Are there questions from committee? Thank you, Kim. I appreciate you being here. Next we have Mary Hill followed by Denise Summers.

MARY HILL: Good afternoon, Senator Bartolomeo. Yeah I know how to pronounce your name. Representative Butler's not here at the moment. Good afternoon to the rest of your housing commissioners. My name is Mary Hill and I live at 53 King Court East Hartford, Connecticut. I am the President of the King Court residents association and also a member of Connecticut publicly assisted resident housing network.

We come before you today to voice our support for Bill 363 calling for the transfer of community investment account funds from the Connecticut Housing Finance Authority to the Department of Housing and for a hundred -- about 150 of these funds for technical support and assistance. Although -- I could read you right off this thing but you know something I am a resident at King Court. We started working in 2011 to try to come together as a community.

The only way we could do that was with the assistance of PHRN. Our complex is being sold to Goodwin College. And being a resident in a housing authority there's two different places. There's housing authority and then there's the residents. We had no association. We didn't know what an association was. In the beginning when you're living in a community -- well it really wasn't a community to start with because nobody knew anybody. You'd wave at your next door neighbor but a real community is what we became to be because of the assistance of PHRN.

We came together in meetings with PHRN, helped our residents understand our rights as residents, what we could ask for, what we could work together for. Our complex is being sold. We also were able to help select the developer in our complex. Without the help of PHRN we would not have been able to organize, understand what rights were for residents and help each other learn and understand what we could do to improve our community where we live.

SENATOR BARTOLOMEO: Thank you very much for the testimony. Are there questions? I can see how important it is to you and I thank you for being here today.

MARY HILL: Thank you.

SENATOR BARTOLOMEO: Denise Summers will be followed by -- we have a change in the list here, will be followed by Raphael Podolsky.

DENISE SUMMER: Good afternoon, Senator Bartolomeo, Representative Butler that's not here and members of the housing committee. My name is Denise Summers and I live at 63 King Court in East Hartford, Connecticut. I am a member of the King Court resident association and I am on the board of the publicly assisted housing resident network, PHRN. I am speaking on behalf of Kelly McDermott from East Hartford Housing Authority. She's not with us today so I'm doing her testimony and I thank you for listening to me.

I would like to express my strong support for Senate Bill 363. I said that can't be right but that's quick though. Okay. Thank you. AN ACT TRANSFERRING FUNDS DEPOSITED IN THE COMMUNITY INVESTMENT ACCOUNT TO THE DEPARTMENT OF HOUSING. I would specifically like to express my support for the annual allocation of up to \$150,000 to build the technical expertise and capacity of residents of public and assisted housing to participate in their communities.

As senior slash -- as director senior manager of planning and modernization at the East Hartford Housing Authority I have worked really closely with residents in two family housing projects and the State sponsored housing portfolio, King Court and Veterans Terrace. I have also worked very closely in this process with the publicly assisted housing residents' network, PHRN, a statewide resident led organization dedicated to supporting tenants living in public housing.

In the fall of 2011 East Hartford Housing Authority made the decision to move forward with the sale and disposition of King Court. The agency began working with residents with its best attempt to incorporate the new state statute at 8-64C requiring resident participation in redevelopment. However the East Hartford Housing Authority had few resources to build, resident capacity and limited experience -- excuse me, in community organization -- organizing. In early 2012 East Hartford Housing Authority reached out for assistance and the King Court residents engaged with PHRN.

I came aboard in August of 2012 when residents were fully organized and successfully brought the agency in the King Court resident association to -- to an executed resident participation plan by November 2012. King Court residents continued to be fully engaged in the process having participated in selecting the developer, negotiate on their key concerns including the right to return and one -- for one replacement of affordable units. As a result of this successful process the realizations that an educated -- I have to emphasize that because I'm one myself because of PHRN that an educated resident leans toward better and more effective participation -- participation.

Excuse me. It's very emotional for me. The East Hartford Housing Authority invited PHRN to work with residents at Veterans Terrace as we

moved forward in redevelopment of that property. Excuse me. May I finish? It's just a little bit more. Thank you. Providing residents with the support and resources to fully participate in their community is critical to the success of housing authorities redevelopment projects.

PHRN staff and board have demonstrated that they have the skills, experience and vision to support residents to meet their goals in housing revitalization and ensure that residents' voices are heard clearly and constructively. I strongly support this effort to include a dedicated source of funding to make sure that this important work is continued. Thank you. I not only speak for Kelly McDermott. I speak for myself as someone who's a resident of King Court and that if PHRN had not been -- had not stepped in we would not be a resident there.

SENATOR BARTOLOMEO: Denise, thank you very much.

DENISE SUMMER: Thank you.

SENATOR BARTOLOMEO: One moment.

DENISE SUMMER: Oh I'm sorry.

SENATOR BARTOLOMEO: Do you have -- did you submit your testimony?

DENISE SUMMER: Yes. For Kelly yes it has been submitted for 30 copies.

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SENATOR BARTOLOMEO: For Kelly but did you do it for yourself or do you have separate --

DENISE SUMMER: No. No.

SENATOR BARTOLOMEO: If you want to at any point you can still do that online even after today.

DENISE SUMMER: Oh thank you very much.

SENATOR BARTOLOMEO: That way you're registered into the record too.

DENISE SUMMER: Okay.

SENATOR BARTOLOMEO: Do we have questions? No. Representative Kupchick.

REP: KUPCHICK: I just want to thank you for your advocacy. You're a powerful advocate on behalf of this issue.

DENISE SUMMER: Thank you very much.

SENATOR BARTOLOMEO: Thank you for being here today. Next we have Raphe Podolsky who will be then followed by Peter Hance.

RAPHAEL PODOLSKY: Thank you very much. My name is Raphael Podolsky. I'm with the Legal Assistance Resource Center. We represent low income tenants including public housing tenants. Excuse me. I've submitted written testimony on House Bill 5438 on bedbugs and that's primarily what I want to talk to you about today. But I just wanted to say for the

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record we support Senate Bills 363. It's my understanding the Connecticut Housing Coalition is going to propose some slight wording changes and we support those changes.

And second in regard to Senate Bill 365 on waiting lists our position is simply -- is substantially the same as the Connecticut Fair Housing Center except I would frame it differently. I would say we oppose the bill unless certain kinds of changes are made in regard to what happens after the first 30 days. But I really want to talk about is the bedbug bill which we support.

HB 5438

The bill has what I would say built in it three very important principles. It -- the first one is that we deal with bedbugs as a public health issue and not as a matter of fault. And I think the bill does a good job of doing that. I can't talk any faster than this.

SENATOR BARTOLOMEO: No, I think -- I think we need some timing help up there. Keep going, Sir.

RAPHAEL PODOLSKY: Second is a fair allocation of responsibilities between landlords and tenants. The -- what the bill uses is it's the landlord's responsibility to treat, the tenant's responsibility to cooperate.

But within that framework it's important not to -- it's important to recognize that there are many tenants who are not able to do everything that the perfect tenant could -- would do whether it's because of physical disability,

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REP. BUTLER: I was going to ask you for some chips.  
All right. Are there any other questions?  
Well thank you.

RAPHAEL PODOLSKY: Thank you very much.

REP. BUTLER: And next we have Peter Hance.

PETER HANCE: Good afternoon all. My name is Peter Hance. You've heard me in reference before. And I'm here to speak in support of S.B. 363 as amended to provide the generalized funding for resident technical assistance. And I'm going to move our discussion a little bit differently. I mean we've been talking about real critical issues such as bedbugs. I'm going to move it to a basically philosophical when it comes to 363.

In my wildly impressionable youth I remember reading Pablo -- Pablo Freire who once said any situation in which some men prevent others from engaging their process inquiry is one of violence. To alienate humans from their own decision making is a change them into objects. And depending upon which programs are included there are about 24,000 apartments for Connecticut's lowest income citizens.

The vast majority of those folks work most below wage or they're too old or too infirm to work. They don't have lobbyists. They don't have lawyers. They don't have spokespeople. All they have is their voices. And those voices are not loud. They're not angry. They talk about living conditions that you and I

would not tolerate but in many instances they have to because it's either living there or homelessness.

Without Senate Bill 363 those voices would be less likely to be heard. The only thing they have left which is a right to inquire would be quieted. Now many of you know me. I -- you know I've worked in public housing in my hometown and current residence of Meriden, in Waterbury, in Bridgeport, in New Haven. I worked with Denise and with Mary on the East Hartford process for King Court to make that successful. I was on the housing authority side.

I'm a member of CONN-NAHRO. I work for a corporation now Corcoran and Jennison which is principally resident partnerships. But many of you may not know that I just finished four years of teaching at Columbia University in the graduate program there and for two years before that I was teaching at the law school.

So I know the problems of housing not only from the practical point of view but theoretically. And I've got to say that I've seen many public housing projects across this country that are - - I've seen public housing projects all across this country and many are troubled. But few are as troubled as the ones in Connecticut. We have some deep issues here.

Our buildings are old. They need fixing. But it's -- the problems are deeper than just keeping the heat in and the rain out. You know

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our buildings are old and they need repair. I've seen old buildings work. You've seen old buildings work. Old buildings can last forever if they're managed properly. Connecticut is spending tens of millions of dollars to make absolutely necessary repairs to the buildings, to the framework -- the physical framework of those buildings but it's spending next to nothing on changing the framework of management.

And it's really the management that this goes to. Senate Bill 363 begins repairing that framework in some ways and hopes in making a difference. On that basis I ask you to pass 363.

REP. BUTLER: Thank you. Yes some of us do know you well. So and love your work. Are there any questions?

PETER HANCE: I also thank my wife. Today's our 42nd wedding anniversary and I was supposed to be with her so if you'll excuse me I'm taking off.

SENATOR BARTOLOMEO: Thank you, Peter. And actually now I have a rare pleasure of inviting someone that I've known since I was a little girl who used to live in one of the -- the floors of my grandmother's home, Miss June Lape. It is so nice to see you. I looked down at this list and saw your name and was just shocked. So welcome to the microphone. Thank you for coming on up. Are you still making your beautiful dolls and plates?

JUNE LAPE: Thank you. My name is June Lape and I'm a member and a resident of State elderly housing in Wallingford, Connecticut. I am here today to testify in favor of Senate Bill 363. I am an active resident leader in my community and I am an elected member of the board of directors of PHRN, the Connecticut publicly assisted housing resident network. That's a mouthful. I am 87 years old and my husband is 92.

We have worked hard all our lives and we are still active as -- in our community and church volunteers to this day. We are not the exception. Many residents of State public housing are important contributors to community life in their city or town. States -- Senate Bill 363 is important to us in Wallingford. First we support the transfer of community investment account funds to the Department of Housing.

That is working very well to improve affordable housing opportunities for low and below low income residents in Connecticut. We support the transfer of funds and salute the work of the new Department of Housing.

Second with \$150,000 specifically designated for technical assistance for resident participation and the development of independent resident led organizations in public housing communities we can look forward to more organizations like ours in Wallingford being developed with assistance from an

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outside, independent resident focused organization.

The assistance is critical at this time because the housing authorities in many cities and towns are beginning to plan for the development of their public housing communities and our community is one of them. The issue was then talked about at a housing meeting in our town. When residents ask questions about the plans and requested input we were told that it was a long way off and not to worry about it.

However we have learned from past experience that we must be concerned and involved in our community. We have scheduled a PHRN training session for our residents this week so that we can begin to know our rights during redevelopment and begin to exercise those rights as a community. Thank you.

SENATOR BARTOLOMEO: Well I'm so, so excited that you are involved in your community as you always have been. And I have to ask are you still making those gorgeous dolls?

JUNE LAPE: I am.

SENATOR BARTOLOMEO: I need to come visit.

JUNE LAPE: Do that and soon.

SENATOR BARTOLOMEO: So Noni says hello by the way. My Noni says hello to you.

JUNE LAPE: Okay.

SENATOR BARTOLOMEO: Are there any questions from the committee? Well thank you for coming up today. It's a pleasure to see you.

JUNE LAPE: Thank you.

SENATOR BARTOLOMEO: Next we have Betsy Crum followed by Ana Estrada.

BETSY CRUM: Sorry about that. You didn't warn me I was right after June Lape. Hi.

SENATOR BARTOLOMEO: No, I'm sorry. Thank you.

BETSY CRUM: Good thing I wasn't too far. Thank you, Senator Bartolomeo, Senator Butler, members of the committee for the opportunity to testify before you today. I am Betsy Crum. I'm the Executive Director of the Connecticut Housing Coalition and we represent the broad network of the housing industry in our State, everyone from those who own and manage and operate housing to folks who live in it and everyone in between. I am speaking to you today in support of Senate Bill 363, AN ACT TRANSFERRING FUNDS DEPOSITED IN THE COMMUNITY INVESTMENT ACCOUNT TO THE DEPARTMENT OF HOUSING.

I want to first speak in support of the program going over to the Department of Housing. I've had the pleasure of working with Commissioner Klein and her staff. I find them to be smart, capable, transparent and I think in -- and I do want to also acknowledge I think CHFA has done

an excellent job of administering this program over the years. They -- I'm not sure anyone said that but it should be said.

But I also think that given the fact that we now have a Department of Housing and given that they are the -- the lead policy agency for housing it makes sense for them to have some discretionary funding like what's proposed in this legislation.

And we also strongly support inclusion of up to 150,000 in funding under the community investment account for strengthening our public and publicly assistant resident communities. As other people have testified we're really on the threshold of -- of significant change in the way that residents, housing authorities and -- and nonprofit owners of affordable housing work with one another.

The combined impact of HS64C which gives residents the right to participate in their decision making and planning around their housing redevelopment combined with the Governor's commitment around revitalizing the entire State portfolio mean that we really -- that there will be huge change and that residents who actually stand to lose or gain the most from this effort really need to be at the table as they are the biggest stakeholders. And yet we find that most of the residents affected by this aren't even aware of their rights under HS64C.

To be effective partners they need to have tools, they have to have training, they have to have resources, encouragement, and support in technical assistance needed to really rise to meet the challenges before them. And it's critically important that they develop these skills independently.

How -- those who own and manage housing have particular interests that don't always align completely with the interests of those who live there and so we feel for that reason that it's important that residents have the ability to have an -- to have independent representation and to have an independent voice. I would respectfully suggest amending the proposed language to ensure that the funding support independent resident focus technical assistance to -- and it's in my testimony but it would say up to 150,000 annually for a grant and aid to a statewide organization of residents in publicly assisted housing to provide technical assistance for resident participation and foster the development of independent resident led organizations in public housing communities.

So with that I thank you for your consideration.

Sorry it took me running in a tiny bit late and I'm happy to answer any questions.

SENATOR BARTOLOMEO: Thank you, Betsy. So the change here is organization of residents is that --

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BETSY CRUM: The change is -- the way that the language states is for -- the funding would be for technical assistance and it would be for developing resident organizations. We're suggesting that the funding go to an organization that delivers technical assistance and that delivers -- that works with resident led -- that works with public housing communities to develop resident led communities.

We're suggesting that it be an organization that's statewide and that has -- that does itself represent residents in publicly assisted housing and have those ideally -- it doesn't say it but we believe it makes sense that they be part of the decision making of that organization. The -- the main difference that I think is that there's -- the way the law is currently written it could be that organizations that represent owners could go and deliver technical assistance to organizations or organizations who represent property managers could deliver the technical assistance and we believe strongly that it should be organizations that represent the residents that deliver the technical assistance.

SENATOR BARTOLOMEO: I just want to clarify because the -- each individual word is so important. You just said organizations that represent residents but in here you say organizations that's of residents. I would think that that could be different and I'm trying to understand exactly the intent.

BETSY CRUM: Well the -- the language and the intent is that it be organizations that have residents as part of their decision making and management structure.

SENATOR BARTOLOMEO: Okay. Thank you. Are there any questions? Representative Butler.

REP. BUTLER: Yes. And we understand your concern in the language but the language may differ a little bit but we have the same intent because with the part of the bill that speaks to resident led organizations in public housing communities that is really the part of the language that we think is reaching to the same intent that you're proposed change --

BETSY CRUM: Yeah.

REP. BUTLER: -- speaks to. So.

BETSY CRUM: No we -- I do believe we have the same intent. Yeah. I agree.

REP. BUTLER: Okay. So I just -- it's not that we were thinking something different. It was just a little different language so I just wanted to let you know that. But there's -- and speaking to that point currently besides PHRN what other organizations do similar type work?

BETSY CRUM: To my knowledge there's a lot of organizations that can do technical assistance and I think a lot of people could -- could work

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with residents potentially. But also to my knowledge the publicly assisted housing resident network is the only statewide organization that is -- that works on behalf of residents and is also led by residents. They have a -- they're a 501c3 organization that has as its board of directors either current residents of public housing, of assisted housing or former residents or public and assisted housing.

So to my knowledge there's no other organization like that in the State. I can't say that they -- that it doesn't exist but there are lots of resident organizations in individual communities but this nature of PHRN is that it's a statewide organization made up of residents of communities that works on statewide technical capacity building issues.

REP. BUTLER: Yes I get that. I'm trying to focus in on as a -- I'm going to have to take another line of questioning.

BETSY CRUM: I know I'm trying to be (inaudible).

REP. BUTLER: For CHFA in -- in January they put out an RFP on this type of work. What other organizations was a part of that big process and what was the result?

BETSY CRUM: Well we as -- PHRN did respond to that RFP and we did not -- we did not win it. I -- to my knowledge they had several other people who responded. Another organization that -- and again they haven't shared with us who

responded. We've -- we have asked for that information that I don't think it's public yet that I don't know the specifics of who won it. My understanding is it was organizations that have experience with resident services and that sort of thing.

The difference is that I think the organizations that respond or even you know someone like Peter Hance who was here earlier who was referenced are people who may or may not have -- who have affiliation with owners and property managers as opposed to an organization like PHRN that is only affiliated with residents. So that's the -- that's the big difference is that we're residents. We're about the residents.

REP. BUTLER: Okay. Because I guess I would think that you know if this RFP was put out last January 2013 that the results of that probably would have been public by now.

BETSY CRUM: The -- it was actually put out in November of 2013. We got the results in January of 2014.

REP. BUTLER: Okay. And the results just said that somebody else was selected?

BETSY CRUM: That's --

REP. BUTLER: Basically it didn't say who.

BETSY CRUM: They did not tell us who.

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REP. BUTLER: Okay. Well I guess we'll have to ask them to find out who. Okay because I was just trying to get to the bottom of -- and I heard earlier stated that there's multiple people who can do this. And that's true. There could be multiple people but I'm -- I was trying to get to the point of who is currently doing it and you know if there's doing a good job.

BETSY CRUM: Well --

REP. BUTLER: And --

BETSY CRUM: To my knowledge nobody -- there is no one doing statewide technical assistance specifically to residents other than PHRN. There is -- as I said the Department awarded something to someone else who hasn't started yet. It didn't -- it was just awarded to my knowledge. I don't -- you know I can't really speak to their process but the -- the scope of services frankly in that RFP were -- were nothing like really the extent of what we -- of what we see as the need. That's scope of services talked about a tool kit and some informational technical assistance to five organizations.

We see -- we have been told that there's ten to 20 public housing or State portfolio projects that will be rehabilitated every year. That means -- that means that every year ten to 20 new organizations will be added to this list and -- and a toolkit and a couple -- a few hours of technical assistance to five organizations is not even going to make a dent

I think in the -- in the coming wave, really a tidal wave of public housing revitalization that's going to be coming in the State and resident -- and the needs that residents have for assistance to not only -- to at the very minimum know what their rights are and then be -- be prepared to sit at the table and negotiate and identify their priorities, talk to other residents in their organization, work -- negotiating for -- on the design on some of the what comes out the other end and really be part of the process.

REP. BUTLER: Okay. And -- and thank you for that. And I just have a couple quick questions because I was -- had to leave to go to human services public hearing. It's kind of hard to be in both places at the same time. So I missed actually Kim McLaughlin which I see has actually spoke. She's probably more familiar with the -- you know the exact details.

But seeing that you're here I think that you may know some of these details. Now what you plan to do in -- in the next you know -- what PHRN plans to do in the next couple years how is that in service going to be different than what they're currently doing? And -- and -- because I want to get an idea of what the plans are --

BETSY CRUM: Sure.

REP. BUTLER: -- going forward.

BETSY CRUM: So -- so we've been -- it really is kind of a moment in time you know it's sort of a -- a pivot moment I think. And again because -- in large part because of the change in the law that -- that you all championed that gave residents the right to be at the table and participate in the revitalization of their communities. In -- in past years much of the work of PHRN has been to work on projects that developments that are undergoing revitalization and to work in a -- in a deep sort of -- a deep and a longer period of time helping to support the residents.

For example Carol Martin talked about the Corbin Pinnacle development. That was a long process and we worked intensely with residents in that process, organizing them initially and Kim -- Kim is here so she can -- she can correct me if I'm wrong. And we've worked with King Court and some of these other organizations in very intense ways. We're now looking really at -- at being more information -- you know making sure that everyone in the State whose development is going to be subject to revitalization is aware of what they're rights are so we're looking to do a number of things.

One is a broad informational campaign to make sure that -- that residents of housing that's going to be redeveloped in the next couple of years are aware of that redevelopment that's coming. What their rights are. What the -- what their -- trying to help them organize their own interests so that when that

redevelopment starts they're ready -- they're ready to be a partner.

A second thing that we're looking to do is to get folks -- residents who are resident leaders in their organizations to come together and build -- and do some skill building around the kind of skills that they'll be needing to be a part of that revitalization effort. And that will include everything from you know how to identify priorities and how to make sure that the other residents and their developments are engaged and informed and have a chance to participate. So it's communication oriented, negotiating oriented. How to read plans. How to you know -- how to -- how to work on their -- with their priorities and sit at the planning tables.

We're -- we would also probably work in doing some type -- some more in-depth technical assistance with -- with some developments that are in a -- in a more -- that need a little bit more assistance. So we will continue to do that. But I think we also want to try to build some peer -- some peer engagement from -- so that residents like the folks you've heard from earlier today have an opportunity to -- to give advice and to work with people in -- in organizations that are up and coming and be really more and share that knowledge that they've gained.

We also -- one of the other things that we've been very active in is the resident commissioner bill which is unrelated to the

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revitalization but the residents have the opportunity to -- if they choose to elect their own tenant commissioner. And a number -- actually it's been coming more from the housing authorities really than the residents who have said can you help us out with this? Can you -- can you help us run an election?

And resident groups have come to us and said our housing authority isn't aware of the law, can you come out and talk to us? So we also do a lot of information and -- and technical assistance around the resident commissioner bill as well. And I think that will continue. That's not -- that's sort of a steady sort of couple a year.

The revitalization is really where the explosion -- the explosion is coming. And you know just to give you a quick example and I -- and I do believe that the housing authorities in general are all trying to wrap their heads around this coming wave as well. Get a call recently from a resident who said you know we just had a tenant meeting and -- and the housing authority said we're on the fast track, we're -- you know we have to -- we're on the -- going to be revitalized in the next year. We're going to get going.

We can't -- we don't have a lot of time and so it's all going to be fine. We'll let you know what's going on. We'll keep you in the loop. That's not really resident participation as we define it. At the same time I understand the housing authority has limited capacity and

they're on a fast track as well. So PHRN is really I think -- can really bring a lot to the table in a situation like that.

Slow the process down a little, make sure the residents have the opportunity to organize and be part of the process and frankly leverage some of the resources in the community that the -- that they have access to as community residents. So the -- we've seen in a lot of projects that have been undergoing revitalization that the residents are able to bring in other resources from the community to the -- to the project that the housing authority wouldn't necessarily have had access to.

REP. BUTLER: Okay. Thank you. I seen Kim nod her head yes so you must have got it all right. And so are there any other questions? If not, thank you for your testimony.

BETSY CRUM: Thank you.

REP. BUTLER: Okay next is Ana Estrada followed by Owen Caine.

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ANA ESTRADA: Good afternoon, Senator Bartolomeo, Chairman Larry Butler and the rest of the housing committee. My name is Ana Estrada. I live in 55 Willow Street also known as Community Towers in Meriden, Connecticut. I am President of the Community Towers resident council, the resident association in my building. I am also involved in the grievance committee in the building where I live it. I

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am also a member of the board of directors of PHRN, the Connecticut publicly assisted housing resident network.

I am here to testify in favor of Senate Bill 363. We are in favor of the community investment account funds being transferred from the Connecticut Housing Financial Authority which is CHFA to the Department of Housing which is DOH as called for in Senate Bill 363. We believe that one department under the direction of one commissioner should oversee the allocation of all housing monies including community investment account monies.

We are also in favor of up to \$150,000 of CIA funds being designated for resident empowerment for -- in public housing communities. I came to Meriden from New Jersey seven years ago to be close to my daughter and family. I came from a public housing community in Jersey City, New Jersey that was very organized. Our resident association had regular meetings, elected representatives and offered assistance to residents with taxes, translation and other important activities.

When I moved to Community Towers the property did not have a tenant association. It was difficult to get information and ask questions about how the property operated. There seemed to be quite a few incidents of crime in the building at the time. Within several months we, the residents especially the Spanish speaking residents which I helped translate the meetings, pushed to get help from PHRN in how

to organize our buildings and how to build a strong independent tenant association.

PHRN advised us about how to outreach to the residents in our buildings by door knocking, to form a resident leadership team, to research and take on issues of concern. In short how to get organized, stand up together and change things for the better of our community in Community Towers.

We believe that the \$150,000 of CIA funds that are designated -- you're going to wait -- that are designated for resident empowerment in Senate Bill 363 will be important for residents in other public housing communities which I -- a lot of residents they know me statewide because I have worked with Les and Kim. They got my telephone number.

They call me and they -- and this is not from the paper, this is from me personal because I feel that in my heart they call me asking me about when there's a redevelopment how could they go about it, how to organize. And what I do is I tell them give me your telephone number, give me your apartment number, give me your site number so I can talk to PHRN, so I could talk to Kim, so I could talk to --

SENATOR BARTOLOMEO: Ana, don't make me interrupt you.

ANA ESTRADA: You know I understand.

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SENATOR BARTOLOMEO: I know you do fabulous work in Meriden and the residents of the Towers love you. I can attest to that because I've been there and seen you do your work. Thank you. But you can't -- you can't yell at Brandon.

ANA ESTRADA: No I -- I didn't yell at Brandon. I yelled at the timer.

SENATOR BARTOLOMEO: Okay. Thank you. No you do. You do fabulous work.

ANA ESTRADA: But the thing is that PHRN really, really -- under \$150,000, I think we could use it. We need it.

SENATOR BARTOLOMEO: Thank you, Ana.

ANA ESTRADA: Thank you.

SENATOR BARTOLOMEO: Questions from committee?

ANA ESTRADA: Any questions?

REP. BUTLER: No, I'd just like to thank you for your good work.

ANA ESTRADA: Thank you.

REP. BUTLER: I've had the opportunity to talk to you on a number of occasions and know what you do in the community and for PHRN and just wanted to applaud you for your good work.

ANA ESTRADA: Thank you. Appreciate it.

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OWEN CAINE: And I look forward to being able to do that for you.

REP. BUTLER: Okay. Well any other questions? Okay. Well thank you for your testimony.

OWEN CAINE: Thank you.

REP. BUTLER: Next we have Walter Glomb followed by Dennis Cahill. Is Walter here? Going once. Going twice. Walter. Okay. We're going to move on. Dennis Cahill followed by Willie Bell.

DENNIS CAHILL: If it please the Chair, Reverend Bell will be sitting with me to represent Bridgeport on this.

REP. BUTLER: There will be --

DENNIS CAHILL: Not as a separate speaker but together.

REP. BUTLER: That will be fine seeing that he's next on the list so have at it.

DENNIS CAHILL: Okay. Thank you.

REP. BUTLER: Just state your name and -- and -- before you speak and Reverend Bell if he could state his name before he speaks that will be fine.

DENNIS CAHILL: Okay. I thank the cochairs and the committee for hearing us today. My name is Dennis Cahill. I am a resident of Bridgeport

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and my building is a supportive housing community. It's subsidized by project base section 8 funds which are administered by the Bridgeport Housing Authority. I have been President of my building's tenant association the past 12 years and a member of the board of publicly assisted housing resident network, PHRN for seven years. I'm here today with my fellow board member of PHRN, Reverend Willie Bell who is also a resident of Bridgeport.

And we are here today to support Senate Bill 363 and request that both the House and Senate vote its passage into law. My colleagues at PHRN have already put forth today the major points in support of this bill. Governor Malloy has pledged \$300 million for affordable housing along with \$30 million for -- excuse me, 30 million -- 300 million for affordable housing along with 30 million for supportive housing over ten years. PHRN is also pleased that Department of Housing, Commissioner Klein favors this initiative by the Governor and we look forward to working with DOH to improve and maintain our public housing communities in Connecticut. In the administration of public housing it is absolutely critical for residents to have a seat at the table and a voice in revitalization issues affecting their homes.

The revitalization law passed in 2011 gave residents this right. PHRN has followed up for the past two years with tenant organizing and technical assistance activities at communities which are going through this process. PHRN is the only organization in -- with a statewide

membership base of impendent resident led tenant groups in public housing.

Our reputation and with it the requests for our assistance has grown due to our success in organizing public housing residents throughout the State, educating residents about their rights and advocating for residents at the local, State and federal levels for laws that will improve public housing. And I thank you for your time today and request that you pass this bill out of committee because it is the right thing to do for public housing residents.

REVEREND WILLIE BELL: My name is Reverend Willie Bell and I'm a member of the PHRN, on the board of directors. And I have been with PHRN for a while and I've seen the work that have been done not hear it but seen it. And I can testify that you know that the work that been done not only in Hartford but throughout the Connecticut.

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You know and people have come to us you know and congratulate us for coming out, reaching out and helping them, showing them things that they didn't know before.

So that's why I strongly recommend you know this bill be passed because not only do Hartford (inaudible) but you're helping a lot of people. People now out of jobs and people struggling and stuff like that. but with this bill you know if you -- I'm not saying it can make them happy but it would raise some kind of

easy -- some kind of easy -- you know what I'm trying to say.

But anyway what I'm saying is that I'm affiliated with a lot of churches not only in Hartford but in the Connecticut area. And these churches back me up with this bill. I don't have to the names in front of me as of right now you know but these churches because a lot of these churches the members and stuff you know is on low income housing so they're depending on this.

A lot of them still don't know what's going on. But through me and affiliates you know with the churches you know I'm enlightening them what's going on about the PHRN you know and how the government can you know can really help us with this bill. Thank you.

REP. BUTLER: Thank you. Any questions? Well thank you for coming and sharing your testimony. We certainly know that a lot of people who are here represented today and -- I know of that I know that a lot of churches, Reverend Boise Kimber has also stated his support. So we -- we thank you for coming to testify today.

REVEREND WILLIE BELL: Thank you.

REP BUTLER: Atok. I'm probably butchering this name. Who's representing APAAC? Anyone? An Atok. Okay. Well we're going to move on then. Miley. Okay. Yes. From the Ag. And you could correct us on your name.

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MICHAEL LIPSETT: Thank you very much for listening to my testimony.

REP. BUTLER: Okay. Next -- next yes we have Brian Anderson. Yes and we're sorry that we skipped over you. Our apologies please.

BRIAN ANDERSON: No, please. Chairman Butler, Chairman Bartolomeo, my name is Brian Anders and I'm the legislative representative for council for AFSCME, a union of 32,000 private and public employees. Several hundred of our members work as maintenance staff at public housing.

And the council asked that Senate Bill 363 be amended to put \$150,000 in the Governor's for assisting tenants in organizing themselves to have a voice and an organized role to play in the future of their housing. Council 4 urges that this funding be designated for a tenants led organization and to make sure that this doesn't go to an organization led by management companies or management run organizations.

I've been a community organizer and union organizer for a long time and I -- I can tell you a union that's run by the company really never works and falls apart, so will a tenant organizing effort not run by a tenants organization. What is the benefit for the State to be organized -- for tenants to be organized?

The General Assembly wisely passed the law in 2011 allowing residents to select their own

tenant representatives. When tenants are organized and engaged there's a great payoff for the State. Tenants are the best stewards and protectors of their own homes.

When tenants feel ownership they make sure that their property is cared for. They make sure the community norms of conduct are observed. Tenants look out for each other more closely. This can help take the strain off -- some of the strain off the social services system. When tenants are trained to give themselves an organized voice communication flows more freely.

The information of policymakers, housing management and tenants receive is of a higher quality and is more useful. Complaints are handled in a more appropriate and productive manner on both sides. Just as it takes resources to organize a union or a community group, it takes resources to help tenants organize themselves.

This money would be well spent. It's a small investment that would have a big public -- big reward for the public in preserving the public housing stock. Thanks for your consideration. I'd be happy to answer any questions.

REP. BUTLER: Any questions? I have a couple quick questions.

BRIAN ANDERSON: Sure.

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REP. BUTLER: Your proposal spoke of you know encouraging the -- the Governor to put this in his budget bill.

BRIAN ANDERSON: My -- I thought 363 was the -- possibly one of the Governor's budget bills. And my apology if that's incorrect.

REP. BUTLER: No, that's --

BRIAN ANDERSON: Okay. Whatever the vehicle -- appropriate vehicle, Mr. Chairman, would be.

REP. BUTLER: Okay. Because my next question was did you have a conversation with the Governor's staff?

BRIAN ANDERSON: No. No. But I'd be happy to.

REP. BUTLER: Okay. No. No. This -- just to let you know this -- this was money that they were funded previously by CHFA and we're transferring those funds and the responsibilities of distributing those funds to the Department of -- the new Department of Housing. So the bill is asking up to 150,000 be considered for that purpose. So that's the -- that's the bill that you're supporting and that's what we have in front of you.

BRIAN ANDERSON: That would be -- that would be terrific. It's -- it would be public money well spent and there would be a big payoff for the public.

REP. BUTLER: Thank you. And thank you for your testimony.

BRIAN ANDERSON: Thanks.

REP. BUTLER: Next we have John -- these names are running into each other but from it looks like CONN-NAHRO. Okay. It's not your penmanship. It's -- the people who signed above you and below you just you have like three names running into each other so it's just kind of hard to read that way. I apologize.

JOHN RUMBERGER: Gotcha. Well good afternoon and thank you for allowing me to be here, Senator Bartolomeo and Representative Butler. For the record my name is John Rumberger. I'm the Vice President of housing and legislation of CONN-NAHRO and I'm also the facilities manager for the Middletown Housing Authority. And there's been a lot of compelling testimony on many topics today. I'd actually like to speak about Senate Bill 365. But just as a quick aside on the bedbug bill not to turn anymore faces.

We appreciate the efforts moving forward on the bill and we are happy to be a part of the continuing conversation on it in whatever format it takes. But today in terms of an act concerning waiting list and public housing I'd like to speak to you as a practitioner. So everyone has their pet agendas on how these things should succeed however as you may know housing authorities are in a fight for sustainability. This is one of the many items that way.



Written Testimony of  
Frank Hagaman, President of Connecticut Preservation Action &  
Executive Director of Hartford Preservation Alliance  
Housing Committee  
March 4, 2014

Re: SB 363, An Act Transferring Funds Deposited in the Community Investment Account to the Department of Housing

To the members of the Housing Committee I write in support of the bill which will allow Community Investment Funds (CIA) to be transferred to the Department of Housing. As a former affordable housing developer I am well aware of the many and varied financial resources required to create housing. The funds which Connecticut Preservation Action worked to help get established through CIA are critical and one resource which is effective. We support this bill and feel strongly that their utilization by DOH will be efficient and effective. Your consideration of SB 363 is much appreciated.



March 3, 2014

**TESTIMONY CONCERNING:  
AN ACT TRANSFERRING FUNDS DEPOSITED IN THE COMMUNITY INVESTMENT  
ACCOUNT TO THE DEPARTMENT OF HOUSING  
Raised Bill 363**

**Submitted to the Committee on Housing**

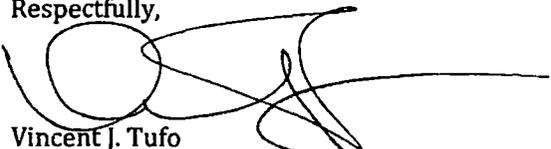
Dear Senator Bartolomeo, Representative Butler and members of the Committee:

Charter Oak Communities (formerly Stamford Housing Authority) supports **Raised Bill 363**. We believe that funds relating to the Community Investment Account should reside within the Connecticut Department of Housing. We are particularly in favor of allocating \$150,000 annually to provide technical assistance for resident development and participation. Your support for this function, which was implemented by Public Act 11-72 - Resident Participation in the Revitalization of Public Housing, is critical to building the capacity of resident organizations.

Charter Oak Communities has completed several public housing revitalization projects. Our success, in each case, and the key to long term viability, reflects the involvement of independent, resident-led organizations within these communities. Through ongoing communication and shared decision-making, residents have helped to inform and strengthen what is often a complicated and lengthy process. Connecticut has shown its willingness to support such capacity building initiatives, and countless successes throughout the state speak for themselves. Organizations such as the Public-Assisted Housing Resident Network (PHRN) have been in the forefront of this movement for many years. With the dependable funding sought under this bill, such efforts will continue and be enhanced as Connecticut takes on the challenges of revitalizing its portfolio of public housing properties.

Please do not hesitate to contact me with any questions or comments.

Respectfully,



Vincent J. Tufo  
Executive Director and Chief Executive Officer  
Charter Oak Communities

TESTIMONY of DENNIS CAHILL, BRIDGEPORT, CT, IN FAVOR OF SENATE BILL #363

March 4, 2014, Housing Committee Hearing

My name is Dennis Cahill. I am a resident of Bridgeport and my building is a supportive housing community subsidized by project-based Section 8 funds administered by the Bridgeport Housing Authority. I have been President of my building's tenant association the past twelve years and a member of the Board of the Publicly-assisted Housing Resident Network for seven years. I am here today to support Senate Bill #363 and request that both the House and Senate vote its passage into law.

My colleagues at PHRN have put forth the major points in support of this bill. Governor Malloy has pledged \$300 million for affordable housing along with \$30 million for supportive housing over ten years. PHRN is also pleased that Department of Housing Commissioner Klein favors this initiative and we look forward to working with DOH to improve and maintain our public housing communities in Connecticut.

In the administration of public housing, it is absolutely critical for residents to have a seat at the table and a voice in revitalization issues affecting their homes. The revitalization law passed in 2011 gave residents this right; PHRN has followed up for two years with tenant organizing and technical assistance activities at communities going through this process.

PHRN is the only organization with a statewide membership base of independent resident-led tenant groups in public housing. Our reputation, and with it requests for assistance, has grown due to our success in organizing public housing residents throughout the state, educating residents about their rights, and advocating for residents at the local, state, and federal levels for laws that will improve public housing.

I thank you for your time today and request that you pass this bill out of committee because it is the right thing to do for public housing residents.

TESTIMONY BY ANA ESTRADA, MERIDEN, CT., IN FAVOR OF SENATE BILL #363

March 4, 2014

My name is Ana Estrada. I live at 55 Willow Street, also known as Community Towers, in Meriden. I am President of the Community Towers Resident Council, the resident association in my building. I am also a member of the Board of Directors of PHRN, the Connecticut Publicly-assisted Housing Resident Network. I am here today to testify in favor of Senate Bill #363.

We are in favor of Community Investment Account funds being transferred from the Connecticut Housing Finance Authority (CHFA) to the Department of Housing (DOH), as called for in Senate Bill 363. We believe that one department, under the direction of one Commissioner, should oversee the allocation of all housing monies, including Community Investment Account monies.

We are also in favor of \$150,000 of CIA funds being designated for resident empowerment work in public housing communities. I came to Meriden from New Jersey 7 years ago in order to be close to my daughter and her family. I came from a public housing community that was very organized – our resident association had regular meetings, elected representatives, and offered assistance to residents with taxes, translation, and other important activities. When I moved to Community Towers, the property did not have a tenant association. It was difficult to get information and ask questions about how the property operated. There seemed to be quite a few incidents of crime in the building. Within several months, we residents, especially the Spanish speaking residents, pushed to get help from PHRN in how to organize our buildings and how to build a strong independent tenant association. PHRN advised us about how to do outreach to residents in our buildings, to form a resident leadership team, to research and take on issues of concern; in short, how to get organized, stand up together and change things for the better at Community Towers. We believe that the \$150,000 of CIA funds that are designated for resident empowerment in Senate Bill 363 will be important for residents in other public housing communities who want assistance with the process of getting organized like we did in Community Towers.

Thank you for your time and attention.



**Housing Committee Public Hearing  
March 4, 2014**

**SUPPORT SB 363 – AN ACT TRANSFERRING FUNDS DEPOSITED IN THE COMMUNITY  
INVESTMENT ACCOUNT TO THE DEPARTMENT OF HOUSING**

Testimony of Betsy Crum, Executive Director

Senator Bartolomeo, Representative Butler, and members of the Housing Committee:

Thank you for the opportunity to testify before you today. My name is Betsy Crum, and I am the Executive Director of the Connecticut Housing Coalition. The Connecticut Housing Coalition represents the broad, vibrant network of community-based affordable housing activity across the state. Our more than 250 member organizations include nonprofit developers, human service agencies, resident associations, and diverse other housing practitioners and advocates. Founded in 1981, the Coalition works to expand housing opportunity and to increase the quantity and quality of affordable housing in Connecticut.

I would like to speak to you today in support of SB 363, An Act Transferring Funds Deposited in the Community Investment Account to the Department of Housing. First, it has been my distinct honor and pleasure to have worked closely with the new Department of Housing over the past year, both in my capacity at the Housing Coalition and as a member of the Interagency Council on Affordable Housing. Commissioner Klein and her staff have certainly hit the ground running, and have already proven their desire to be leaders in creating and preserving affordable housing. Their accessibility and transparency have been evident since the beginning, as has their focus on the central importance of housing in our collective lives and communities. And while CHFA did an excellent job administering the housing portion of the Community Investment Account since its inception, I do agree that the time is right for the Department of Housing to coordinate discretionary housing resources like those under this legislation.

Our Coalition also strongly supports the inclusion of \$150,000 in funding under the Community Investment Account for strengthening our public and publicly-assisted resident communities. All around Connecticut, the face of publicly-assisted housing is changing. Governor Dannel Malloy has committed \$300 million over ten years to revitalize and redevelop the State-Sponsored Housing portfolio, which includes approximately 300 multifamily rental properties totaling over 13,000 apartments. It is expected that some 10-20 public housing communities will be undergoing revitalization annually for the next decade.

Prior to the Governor's 2012 funding commitment, residents of publicly-assisted housing won passage of two new laws in 2011 that are transforming their relationship with their housing authorities. The first, codified as CGS 8-41, gives tenants the right to elect their own representative to the Housing Authority Board of Commissioners. The second, codified at CGS 8-64c, guarantees them an active voice in what happens when their homes and communities are being sold or revitalized. This right, already given to tenants of federal public housing, acknowledges that resident and community participation are key ingredients to the ultimate success of any project plan. As such, Housing Authorities and owners of state-sponsored housing developments must work in tandem with the affected residents throughout the development and revitalization process. That work must include developing and implementing a comprehensive, meaningful resident participation plan and negotiating an agreement for key elements of the housing to be developed.

The revitalization initiative coming over the next 10 years has the potential to bring great change to our state and to our housing communities. Residents of those communities have the most to gain or lose from this effort, and are perhaps the biggest stakeholders. And yet most of the residents who will be affected by the state revitalization program are not even aware of the new law, and fewer are prepared to use the tools it offers. To be effective partners, residents must have the tools, training, resources, encouragement and technical assistance they need step into the opportunities and challenges before them. It is important that their voices be strong and organized, and ready to represent the other residents living in their communities. And it is critically important that they develop these skills independently, without being influenced or prejudiced by the needs of landlords and funders.

For this reason, I would respectfully suggest amending the proposed language to ensure that this funding support independent, resident-focused technical assistance, as follows:

- (A) One hundred fifty thousand dollars annually for grant-in-aid to a statewide organization of residents in publicly assisted housing to provide technical assistance for resident participation and foster the development of independent, resident-led organizations in public housing communities.

Thank you for your consideration, and I am happy to answer any questions.

TESTIMONY BY JUNE LAPE, WALLINGFORD, CT., IN FAVOR OF SENATE BILL #363

March 4, 2014

My name is June Lape. I am a resident of state elderly housing in Wallingford, Connecticut. I am here today to testify in favor of Senate Bill #363.

I am an active resident leader in my community and I am an elected member of the Board of Directors of PHRN, the Connecticut Publicly-assisted Housing Resident Network. I am 87 years old, my husband is 92. We have worked hard all our lives. We are still active as community and church volunteers to this day. We are not the exception. Many residents of state public housing are important contributors to community life in their city or town.

Senate Bill #363 is important to us in Wallingford.

First, we support the transfer of Community Investment Account funds to the Department of Housing that is working very well to improve affordable housing opportunities for low and very low income residents in Connecticut. We support the transfer of funds and salute the work of the new Department of Housing.

Second, with \$150,000 specifically designated for technical assistance for resident participation and the development of independent resident-led organizations in public housing communities, we can look forward to more organizations like ours in Wallingford being developed with assistance from an outside independent resident-focused organization. The assistance is critical at this time because the housing authorities in many cities and towns are beginning to plan for the redevelopment of their public housing communities – and our community is one of them. The issue has been talked about at a housing authority meeting in our town. When residents asked questions about the plans and requested input, we were told that it was a long way off, not to worry about it. However, we have learned from past experience that we must be concerned and involved in our community. We have scheduled a PHRN training session for our residents this week so that we can begin to know our rights during redevelopment and can begin to exercise those rights as a community.

Thank you for your time and attention.



## KING COURT RESIDENT ASSOCIATION

Testimony before the Housing Committee of the Connecticut Legislature given by Mary Hill, King Court Resident Association, Publicly-assisted Housing Resident Network.

**In Support of Senate Bill No. 363**  
**March 4, 2014**

AN ACT TRANSFERRING FUNDS DEPOSITED IN THE COMMUNITY INVESTMENT  
ACCOUNT TO THE DEPARTMENT OF HOUSING

Good afternoon Senator Bartolomeo, Representative Butler and Housing Committee members.

My name is Mary Hill and I live at 53 King Court in East Hartford, CT. I am the President of the King Court Resident Association and also a member of the Connecticut Publicly-assisted Housing Resident Network. We come before you today to voice our support for Senate Bill 363 calling for the transfer of Community Investment Account funds from the Connecticut Housing Finance Authority to the Department of Housing and for a \$150,000 of these funds to provide technical assistance for resident participation and to foster the development of independent, resident-led organizations in public housing communities.

Although King Court is an older apartment complex (built in 1950's) it is our home and has been a great place to raise our families. It is our home. In 2011 we learned that the East Hartford Housing Authority was talking with Goodwin College about selling our community to the college for their use. We did not know what plans they had in store for us, our homes and *our community and there seemed to be little we could do to influence what would happen.*

In 2012 we started working with the Publicly-assisted Housing Resident Network under the new law, 8-64c, Resident Participation in Revitalization. PHRN described the rights we had under this law and that we had the right to organize and develop a Resident Participation Plan with East Hartford Housing Authority that outlined our issues and what we hoped to see in a revitalized King Court. PHRN did not represent the housing authority but represented King Court residents and our interests. This was extremely important to the process!

Once we began working with PHRN assisting us, King Court residents were able to participate and have a real voice at the table where our homes and our future were being discussed. We were able to win a right of return for all residents currently living at King Court in good standing (language that we helped negotiate), all 80 units would remain affordable and we also participated in interviewing and selecting the final developer chosen for this project. These were all meaningful, significant issues for residents that we believe would not have happened without the assistance of PHRN. This is why we believe these funds are so very necessary for public housing residents.

Thank you



Housing Committee Public Hearing - March 4, 2014

Testimony of Kim McLaughlin  
Director of Organizing, Publicly-assisted Housing Resident Network

**Subject: S.B. 363 - An Act Transferring Funds Deposited in the Community Investment Account to the Department of Housing**

**Request: ► SUPPORT allocation of \$150,000 annually to supplement technical assistance for resident participation and foster the development of independent, resident-led organizations in public housing communities.**

I would like to speak to you today in support of SB 363, and especially about the proposed annual allocation of \$150,000 to provide technical assistance for resident participation and to foster the development of independent, resident-led organizations in public housing communities. As the Director of Organizing for the Publicly-assisted Housing Resident Network, I feel that this is enormously important to residents of public and publicly-assisted housing as the state undertakes its ambitious plan to revitalize the state-sponsored housing portfolio over the next 10 years.

By way of background, the Connecticut Publicly-assisted Housing Resident Network, or PHRN for short, is an independent 501(c)(3) nonprofit organization of residents working to preserve and improve their publicly-assisted communities as a vital housing resource for Connecticut's low and very low income families. PHRN began in the late 1990s in order to bring the missing voice of public housing residents to the table in public policy debate and provide resident leaders with the tools to advocate for their housing and their communities. PHRN established its organizational independence in 2005, and today is a statewide network of active individual public housing resident leaders, dozens of local resident councils and several citywide resident organizations. PHRN is unique in Connecticut - we are the only statewide, resident-led organization that provides an independent voice for tenants in publicly-assisted housing. PHRN is committed to giving people the tools they need to advocate for their communities.

Driven by your leadership and vision, the public housing landscape in Connecticut has changed dramatically over the past three years. In 2011, we won passage of a new law, C.G.S. Section 8-64c, guaranteeing publicly-assisted housing residents important new rights before their community is sold or public funds are released for its revitalization. In 2012, the state embarked on a \$300 million campaign to revitalize its public housing portfolio; that effort is now beginning to unfold and will continue for ten years. Relationships between residents and

owners must be redefined in these new revitalized communities if they are to succeed for the long haul. Their relationships need to evolve from "tenant/landlord" and "us/them" to a genuine relationship of mutual respect. That can only happen if each sector is allowed to independently gain competence and confidence through education and training geared specifically for their sector. From that foundation, everyone can be encouraged to work together on their common agenda.

At one time, there were more than 17,000 units of housing developed and managed in the state-sponsored housing portfolio. Today, that number is approximately 13,000. Some of those lost units have been revitalized and privatized, others have been sold to the private market with more "market-rate" rent structures, while still others have been shuttered or demolished. As Connecticut embarks on a comprehensive effort to redevelop our affordable housing communities, we must seek to leverage community and resident resources to construct more housing to meet our pressing needs. And we certainly cannot afford to lose the affordable housing we already have.

For too long, residents in publicly-assisted housing have been missing from the decision-making table in their communities. With this bill, you recognize the need for that to change. The proposed allocation of funding to build residents' knowledge and skill set is the right thing at the right time. Thank you for your consideration, and I would be happy to answer any questions.

The Housing Authority of the Town of Fairfield  
15 Pine Tree Lane  
Fairfield, Connecticut 06825

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Housing Committee-Public Hearing on Proposed S.B. No. 363

***AN ACT TRANSFERRING FUNDS DEPOSITED IN THE  
COMMUNITY INVESTMENT ACCOUNT TO THE  
DEPARTMENT OF HOUSING***

MARCH 4, 2014

Written Testimony of Carol J Martin

Honorable Members of the Housing Committee:

I would like to take this opportunity to express my full support of SB 363 for transferring the contemplated funds to the Department of Housing ("Department"). Since the creation of the Department of Housing and appointment of Commissioner Klein, the Department has successfully coordinated and maximized the various housing funds under the Department's control to the benefit of residents across the State. Hence, the contemplated transfer of funds to the Department only furthers the goal of serving more families and individuals and empowering residents to participate in revitalization of their communities. In short, Commissioner Klein and staff have demonstrated their ability and commitment to maximizing benefits to the State and residents that reside in the State's housing portfolio.

Setting aside funds specifically for technical assistance for resident participation and creating resident leadership organizations is critical to addressing the State's goal of redeveloping and stabilizing its affordable housing portfolio. I recently have had first hand experience with how existing residents and a resident council play an important role in the redevelopment and reinvention of their communities.

I had the pleasure working with the Corbin Heights & Pinnacle Heights Extension Resident Council in New Britain in redeveloping their communities. Without hesitation, I may state for the record that the involvement of all residents and the Council in their leadership role were instrumental in obtaining funding, achieving local land use approvals and engaging their neighbors in support of the project. It was however a journey that required the technical support and training of the Publicly Assisted Housing Resident Network (PHRN) and the Connecticut Housing Coalition.

Many of the State housing communities have residents very interested in participating in shaping their new neighborhoods and improving the overall quality of life. However, these residents need access to some basic information and expertise in understanding the process and in collaborating with developers, lenders and other interested stakeholders.

The Housing Authority of the Town of Fairfield  
15 Pine Tree Lane  
Fairfield, Connecticut 06825

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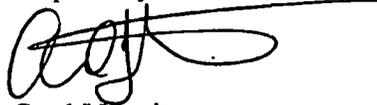
In the case of Corbin Heights and Pinnacle Heights Extension, PHRN provided that technical expertise and training and the residents responded by assisting the developer and other stakeholders in achieving the new community. The new community currently under construction will serve a mix of incomes, be professionally managed, and offer a greater degree of resident services.

The rules governing the new community were developed with property manager and resident leaders collectively engaged to insure safe and peaceful enjoyment of the property, adequate play areas for children, appropriate open space, and walkable spaces that fosters a true neighborhood in the traditional sense. As well intentioned as the developer and lenders were in their commitments, this community will be successful and sustainable because the residents were part of the planning and development every step of the way. There is a shared expectation and vision that all who live and visit the new community shall respect their homes and their neighbors.

The need for the technical assistance and professional support to residents during revitalization is so important in achieving a successful project. I strongly encourage the passage of this Bill.

Thank you in advance for your thoughtful consideration.

Respectfully submitted,



Carol J Martin  
Executive Director



**PLEASE SUPPORT S.B. 363**

**AN ACT TRANSFERRING FUNDS DEPOSITED IN THE COMMUNITY INVESTMENT  
ACCOUNT TO THE DEPARTMENT OF HOUSING**

**Which includes \$150,000 for technical assistance for independent, resident-led organizational  
development and technical assistance in public housing communities**

**This funding will ensure that residents of public and publicly assisted housing have the knowledge, tools and technical assistance needed to participate fully, actively and collaboratively in decisions affecting their communities.**

- The Governor's budget proposal invests in technical assistance and consulting services to Housing Authorities (\$148,296 in FY 2015). We support that investment, along with an additional investment in public housing resident capacity.
- Thanks to the investment of more than \$300 million over 10 years, state-financed public housing will be modernized, revitalized, and, in some cases, completely developed. Thanks to a law passed in 2011 (CGS 8-64c), residents of that housing must be partners in the planning and implementation of this investment. They will be impacted by this important investment more than anyone else.
- With these funds, residents of public housing communities will have access to information and and technical assistance about the laws and opportunities that are critical to the success of their evolving communities.
- The Publicly Assisted Housing Resident Network (PHRN), Connecticut's only statewide, resident-led organization that provides an independent voice for tenants in publicly assisted housing, supports this bill. PHRN is committed to giving people the tools they need to advocate for their communities.
- These funds will assure the presence of an active, engaged and informed resident population during significant public housing redevelopment throughout Connecticut.

*"We found PHRN and the revitalization process to be educational, enlightening, inspiring and needed. This process gave us the ability to be active participants as opposed to worried spectators."* **King Court Resident Association, East Hartford.**

*"PHRN worked with Westmount and the Meriden Housing Authority on the redevelopment at Chamberlain Heights and helped smooth a difficult, confrontational process and created a participatory and inclusive process that is supporting all stakeholders. Effective resident participation leads to leads to more effective decision-making, higher housing quality, better and more accountable management and healthier communities "* **Rick Ross, Managing Director, Westmount Management, Inc.**

Contact: Public Housing Resident Network – Kim McLaughlin, or Les Williams, 860-563-2943 Connecticut  
Housing Coalition – Betsy Crum, 860-563-2943

TESTIMONY BY DAISY FRANKLIN, NORWALK, CT., IN FAVOR OF SENATE BILL #363

March 4, 2014

My name is Daisy Franklin. I am the Vice President of PHRN, the Connecticut Publicly-assisted Housing Resident Network, an independent 501(c)(3) statewide organization of public and publicly-assisted housing residents. I am speaking for the organization and all of our members as I testify today in favor of Senate Bill #363.

PHRN supports Senate Bill #363 because we believe that all housing funds should be under the purview of the new Department of Housing in order to allow for the most efficient coordination of housing resources. We have been impressed with the availability and transparency of the new Department's staff and Commissioner Klein. We believe that CIA funds will be well managed at DOH.

PHRN is also in support of language within the bill that calls for \$150,000 of CIA funds to be designated for technical assistance for resident participation and the development of independent resident-led organizations in public housing communities. Thanks to the investment of more than \$300 million over 10 years, state-financed public housing will be modernized, revitalized, and in some cases completely redeveloped. And thanks to a law passed in 2011 (CGS Section 8-64c), residents of that housing must be partners in the planning and implementation of this change. The state, through its Connecticut Housing Finance Authority (CHFA) and Department of Housing (DOH), is investing in the capacity of public housing authorities to undertake this important work. Now, it is time to invest in residents – to make sure that residents have the information, technical assistance and support they need to participate as full partners in the transformation of their communities. PHRN believes that the designation of \$150,000 in CIA funds for public housing resident capacity building assistance NOW is critically important for the success of the state's 10 year state-financed public housing revitalization plan. The funding will ensure that residents will have the knowledge, tools, and technical assistance needed to participate fully, actively, and collaboratively in decisions affecting their communities.

In closing, I would like to thank members of the Housing Committee for their time and attention to my testimony today.



Connecticut Chapter  
National Association of Housing and Redevelopment Officials  
P. O. Box 93  
Rockfall, CT 06481  
Phone: 860-508-4896  
Fax: 860-788-2331

[www.conn-nahro.org](http://www.conn-nahro.org)

March 4, 2014 Housing Committee Public Hearing

Re: **Raised Senate Bill No. 363, AN ACT TRANSFERRING FUNDS DEPOSITED IN THE COMMUNITY INVESTMENT ACCOUNT TO THE DEPARTMENT OF HOUSING.**

Senator Bartolomeo and Representative Butler and members of the Housing Committee:

My name is Cathy Branch Stebbins and I am the Executive Director of Conn-NAHRO. I am submitting this testimony on behalf of our Connecticut members who are comprised of Public Housing Authorities and other individuals and organizations involved in affordable and public housing. CONN-NAHRO has concerns regarding some of the language in Raised Senate Bill No. 363.

This Committee and the State of Connecticut only recently re-established the Department of Housing and in our opinion, the new Commissioner and her staff are doing a wonderful job of refocusing the state on the important housing issues that face our state. Raised Bill 363 moves Community Investment money to the Department of Housing, which makes sense to us, but it also has language that mandates the Commissioner to fund a specific issue without any input or evaluation by the Commissioner. Removing flexibility from the Commissioner as she begins the operation of the new agency disempowers her in her role and unnecessarily dictates what the Commissioner's priorities should be. The specific language we have concerns about is below:

(3) twenty-five per cent to the [Connecticut Housing Finance Authority] Department of Housing to use as follows: (A) One hundred fifty thousand dollars annually to supplement technical assistance for resident participation and foster the development of independent, resident-led organizations in public housing communities, and (B) the remainder to supplement new or existing affordable housing programs;

It should be noted that resources toward this goal have been recently made available through the Connecticut Housing Finance Authority. Two RFPs for technical assistance around this issue were just awarded—one for technical assistance to housing authorities and owners to support tenant

March 4, 2014  
S B 363  
CONN-NAHRO Written Testimony

involvement in redevelopment and another RFP issued and soon to be awarded to provide technical assistance to resident-led organizations in public housing.

In our opinion, taking control of valuable resources through what is essentially an earmark toward a special interest topic is a method of policy making that we cannot support. There are limited housing resources; while the language in 363 may serve a current need, it limits funding choices in years to come. Taking control away from a newly formed department of housing is disempowering to the role and function of a new state department and its commissioner.

We urge the committee to remove this language from the bill 363 and give the commissioner the ability to fund housing as needs are identified. If tenant technical assistance is identified as a need, then it should be demonstrated annually and funded annually through the department of housing.

Thank you for the opportunity to submit testimony.



**State of Connecticut**  
**HOUSE OF REPRESENTATIVES**  
 STATE CAPITOL  
 HARTFORD, CONNECTICUT 06106-1591

**REPRESENTATIVE PATRICIA BILLIE MILLER**  
 DEPUTY SPEAKER OF THE HOUSE  
 145<sup>TH</sup> ASSEMBLY DISTRICT

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 FAX. (860) 240-0208

**MEMBER**  
 APPROPRIATIONS COMMITTEE  
 EDUCATION COMMITTEE  
 GOVERNMENT ADMINISTRATION  
 & ELECTIONS COMMITTEE

**Testimony before the Housing Committee**  
**In Support of SB 363, An Act Transferring Funds Deposited in the Community Investment**  
**Account to the Department of Housing, March 3, 2014**

Senator Bartolomeo, Representative Butler and members of the Housing Committee,

My name is Representative Patricia Billie Miller and I represent the 145th Assembly District in Stamford.

I am here to testify in support of SB 363, An Act Transferring Funds Deposited in the Community Investment Account to the Department of Housing. I specifically support the investment in technical assistance in resident-led public housing communities.

Thankfully, the State of Connecticut has recognized the value of investing in public housing revitalization with Governor Malloy committing \$300 million over 10 years for this purpose. More than 30,000 residents of our state live in public housing. Thousands of units are unusable because of disrepair, and others are long overdue for physical updates and revitalization.

What this bill does is commit to human capital. It recognizes that residents in these communities are impacted by these investments, and that they have rights as their homes and communities are slated to be renovated, reconfigured, and in some cases, demolished.

Resident-led organizations, such as The Publicly Assisted Housing Resident Network, provide technical assistance and materials to help residents understand the scope and extent of proposed projects in their public housing communities. This work has traditionally assisted residents in establishing productive dialogue with housing authorities and the surrounding communities to be sure that the tenant's voice is considered in the context of major decisions that would impact their communities.

Tenants in public housing pay rent, just like tenants everywhere else. Many rental communities have tenant associations; condominiums have condo associations, etc. These organizations are a mechanism to ensure that the rights and concerns of tenants are considered.

Investing in technical assistance for residents in public housing is a wise choice. As we look at other major revitalization projects, community involvement is considered a best practice. Public housing communities can be beautiful and the vision and implementation of proposed improvements can only get better, if and when residents are involved from the start. Thank you for allowing me opportunity to testify on this bill.



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Maintenance\24 Hour Emergency  
860-290-8300

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Finance Dept Fax  
860-290-8308

Leasing Dept Fax  
860-289-1688

www.ehhousing.org

**Housing Committee Public Hearing**  
**March 4, 2014**

**Testimony of Kelly McDermott, East Hartford Housing Authority**

**SUPPORT SB 363**

**AN ACT TRANSFERRING FUNDS DEPOSITED IN THE COMMUNITY INVESTMENT ACCOUNT TO THE DEPARTMENT OF HOUSING**

**TO: Senator Bartolomeo, Representative Butler and Members of the Housing Committee:**

I would like to express my strong support for S.B. 363, An Act Transferring Funds Deposited in the Community Investment Account to the Department of Housing. I would specifically like to express my support for the annual allocation of \$150,000 to build the technical expertise and capacity of residents of public and assisted housing to participate in their communities.

As Director/Senior Manager of Planning & Modernization at the East Hartford Housing Authority (EHHA), I have worked very closely with residents in two family housing projects in the state-sponsored housing portfolio: King Court and Veterans' Terrace. I have also worked very closely in this process with the Publicly-assisted Housing Residents Network (PHRN), a statewide resident-led organization dedicated to supporting tenants living in public housing. In the fall of 2011, EHHA made the decision to move forward with the sale and disposition of King Court. The Agency began working with residents, with its best attempt to incorporate the new state statute at 8-64c requiring resident participation in redevelopment. However, EHHA had few resources to build resident capacity and limited experience in community organizing.

In early 2012, EHHA reached out for assistance and the King Court resident engaged with PHRN. I came on board in August of 2012 when residents were fully organized and successfully brought the Agency and King Court Resident Association to an executed Resident Participation Plan by November 2012. King Court residents continue to be fully engaged in the process, having participated in selecting the developer and negotiating their key concerns, including the right to return and one-for-one replacement of affordable units.

As a result of this successful process and the realization that an educated resident leads toward better and more effective participation, the East Hartford Housing Authority invited PHRN to work with residents at Veterans Terrace, as we move forward in redevelopment of that property.

Providing residents with the support and resources to fully participate in their communities is critical to the success of Housing Authority redevelopment projects. PHRN staff and board have demonstrated that they have the skills, experience and vision to support residents to meet their goals in housing revitalization and ensure that residents' voices are heard clearly and constructively. I strongly support this effort to include a dedicated source of funding to make sure that this important work is continued.

Thank you.

ROBERT N KEATING  
CHAIRMAN

PRESCILLE YAMAMOTO  
VICE CHAIRMAN

HAZELANN B COOK  
COMMISSIONER

JOHN CARELLA  
COMMISSIONER

JAMES PATTERSON  
COMMISSIONER

DEBRA BOUCHARD  
EXECUTIVE DIRECTOR

RALPH J ALEXANDER  
LEGAL COUNSEL

EQUAL HOUSING OPPURTUNITY



EQUAL OPPORTUNITY EMPLOYER



**TESTIMONY SUBMITTED TO THE HOUSING COMMITTEE**  
**MARCH 4, 2014**

*Eric Chatman, President-Executive Director  
Connecticut Housing Finance Authority*

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Senator Bartolomeo, Representative Butler and members of the Housing Committee, my name is Eric Chatman, President-Executive Director of the Connecticut Housing Finance Authority (CHFA). On behalf of CHFA, I am providing my comments on legislation before the Housing Committee.

**Raised Bill 363 An Act Transferring Funds Deposited In The Community Investment Account To The Department Of Housing**

The bill redirects funds distributed from the Community Investment Account (CIA) from the CHFA to the Department of Housing. CHFA supports this legislation.

CIA was established through legislation in 2005 requiring the collection of recording fees for all documents entered into the municipal land records. CIA provided a new opportunity to further the goals of protecting and preserving the character of Connecticut now and into the future by providing funds that assist projects or programs across the four sectors of Affordable Housing, Historic Preservation, Open Space Acquisition, and Agriculture and Dairy.

Since the adoption of the CIA, there is now a new Department of Housing and the Commissioner of Housing is also the Chairwoman of the CHFA Board of Directors making the redirection of these funds appropriate.

**Raised Bill 364 An Act Concerning The Department Of Housing's Recommendations For Revisions To The Supportive Housing Initiative Statute**

CHFA supports this legislation that expands eligibility for supportive housing initiatives and adds the Department of Developmental Services and the Department of Veteran's Affairs to the State Interagency Committee on Supportive Housing. This legislation makes new populations eligible for the resources of housing and support services to individuals and families that are homeless or at risk for homelessness.

Thank you for the opportunity to provide this testimony to the Housing Committee.



Evonne M. Klein  
Commissioner

Department of Housing

Connecticut  
still revolutionary

TESTIMONY BEFORE THE HOUSING COMMITTEE 3/4/2014

Evonne Klein, Commissioner  
Department of Housing

HB 5436  
HB 5437

Good morning Senator Bartolomeo, Representative Butler and members of the committee. My name is Evonne Klein and I am the Commissioner of the Department of Housing (DOH). Thank you for the opportunity to appear before you regarding several bills that impact DOH.

**DOH supports Senate Bill 363, a part of DOH's legislative package, - AN ACT TRANSFERRING FUNDS DEPOSITED IN THE COMMUNITY INVESTMENT ACCOUNT TO THE DEPARTMENT OF HOUSING.**

In 2005, the state legislature established the Community Investment Account (CIA) to fund affordable housing development and farmland, open spaces, and historic preservation. CIA is comprised of recording fees collected for all documents entered into municipal land records and is distributed amongst the Connecticut Housing Finance Authority (CHFA), the Department of Economic and Community Development, the Department of Energy and Environmental Protection and the Department of Agriculture. Every three months, CHFA receives twenty-five percent of the account to supplement new or existing affordable housing programs, which totals approximately \$4 million annually.

Senate Bill 363 directs CHFA's portion of the CIA funding to DOH. As the new lead agency on housing, DOH is uniquely qualified to make policy decisions regarding how best to allocate this affordable housing funding. CIA funds will provide DOH with much needed flexible funding that can supplement existing successful programs or innovative new ones, fill small gaps in project funding in between competitive funding rounds, and finance any new program or project the department may wish to develop to reach its affordable housing goals.

However, DOH opposes the addition of language that annually directs one hundred fifty thousand dollars to "supplement technical assistance for resident participation and foster the development of independent, resident-led organizations in public housing communities." While the department supports the cultivation of resident participation, we disagree with a specific set-aside that limits DOH's flexibility in determining how best to utilize the CIA funding. If this bill moves forward with a set-aside, we respectfully request that Co-Chairs amend the language to state "Up to one hundred fifty thousand dollars annually..." During a time of continued fiscal constraints, it is important for agencies to constantly reassess priorities, ensuring limited resources are utilized towards the greatest benefit.

**DOH fully supports Senate Bill 364, a part of DOH's legislative package, - AN ACT CONCERNING THE DEPARTMENT OF HOUSING'S RECOMMENDATIONS FOR REVISIONS TO THE SUPPORTIVE HOUSING INITIATIVE STATUTE.**

Section 17a-485c of the general statutes requires DOH and other agencies as well as CHFA and the Court Support Services Division of the Judicial Branch to collaborate on establishing permanent supportive housing initiatives to provide additional affordable housing units and support services for eligible individuals. Senate

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