

# Legislative History for Connecticut Act

## PA15-29

### SB891

House	3237-3242	5
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Transcripts from the Joint Standing Committee Public  
Hearing(s) and/or Senate and House of Representatives  
Proceedings

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**H – 1211**

**CONNECTICUT  
GENERAL ASSEMBLY  
HOUSE**

**PROCEEDINGS  
2015**

**VOL.58  
PART 10  
3146 – 3496**

/ks  
HOUSE OF REPRESENTATIVES

173  
May 18, 2015

Senate Bill No. 934 as amended by Senate "A,"  
in concurrence with the Senate

Total Number Voting	144
Necessary for Passage	73
Those voting Yea	144
Those voting Nay	0
Those absent and not voting	7

DEPUTY SPEAKER SAYERS:

The bill as amended, passes in concurrence  
with the Senate. [gavel] Will the Clerk please  
call Calendar No. 512.

CLERK:

On page 38, Calendar No. 512, Favorable Report  
of the Joint Standing Committee on judiciary,  
Senate Bill No. 891, AN ACT CONCERNING  
ADMINISTRATIVE HEARINGS CONDUCTED BY THE DEPARTMENT  
OF HOUSING.

DEPUTY SPEAKER SAYERS:

Representative Butler.

REP. BUTLER (72<sup>nd</sup>):

Thank you, Madam Speaker. I move for  
acceptance of the Joint Committee's Favorable  
Report and passage of the bill in concurrence with  
the Senate.

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HOUSE OF REPRESENTATIVES

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May 18, 2015

DEPUTY SPEAKER SAYERS:

The question before the Chamber is adoption of the bill in concurrence with the Senate. Will you remark. Representative Butler.

REP. BUTLER (72<sup>nd</sup>):

Yes. Thank you, Madam Speaker. This bill is technical in nature. The language in this bill is in place to fix some administrative hearing language that was omitted from the Department of Housing when we codified the Department of Housing in 2013. Madam Speaker, the Clerk is in possession of LCO No. 6102. I ask that he call it and I be granted leave of the Chambers to summarize.

DEPUTY SPEAKER SAYERS:

Will the Clerk please call LCO No. 6102 and the gentleman -

CLERK:

LCO No. 6102 -

DEPUTY SPEAKER SAYERS:

- Please say designated Senate Amendment "A."

CLERK:

- LCO No. 6102 designated Senate Amendment  
Schedule "A" and offered by Senator Winfield.

DEPUTY SPEAKER SAYERS:

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May 18, 2015

The gentleman seeks leave of the Chamber to summarize the amendment. Please proceed with summarization, sir.

REP. BUTLER (72<sup>nd</sup>):

Thank you, Madam Speaker. Madam Speaker, again, this language is in place as technical revision to fix the omission of administrative hearings from the Department of Housing. And this particular language is to make sure that there is no conflict between administrative hearings between DSS and the Department of Housing, and to further clarify any conflict that may be derived in considering administrative hearings. I urge adoption in concurrence with the Senate.

DEPUTY SPEAKER SAYERS:

The question before the Chamber is adoption of Senate Amendment Schedule "A." Will you remark on the amendment? Representative Kupchick of the 132<sup>nd</sup>.

REP. KUPCHICK (132<sup>nd</sup>):

Thank you, Madam Speaker. I rise in support of this bill. It's just simple - simply technical changes to the - to the document and to the - I'm sorry. [laughs] There's just simply technical

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changes to the administrative agency's ability to produce these programs and there are no changes to - I'm sorry, just give me one second. The bill basically eliminates confusion and provides consistency among the programs within the department, and I urge my colleagues to support it. Thank you, Madam Speaker.

DEPUTY SPEAKER SAYERS:

Thank you, madam. Will you remark? Will you remark on the amendment that is before us? If not, I will try your minds. All those in favor, please signify by saying aye.

REPRESENTATIVES:

Aye.

SPEAKER SHARKEY:

Those opposed, nay? The ayes have it. The amendment is adopted. [gavel] Will you remark further on the bill as amended? If not, staff and guests will please come to the well of the House. Will members take your seat. And the machine will be opened.

[bell ringing]

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HOUSE OF REPRESENTATIVES

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CLERK:

The House of Representatives is voting by  
roll. Members to the Chamber please. The House of  
Representatives is voting by roll. Members to the  
Chamber.

[pause]

DEPUTY SPEAKER SAYERS:

Have all the members voted? Have all the  
members voted? Please check the board to see that  
your vote has been properly cast. If all the  
members have voted, the machine will be locked and  
the Clerk will take the tally.

The Clerk will announce the tally.

CLERK:

Senate Bill 891 as amended by Senate "A," in  
concurrence with the Senate

Total Number Voting	146
Necessary for Passage	74
Those voting Yea	146
Those voting Nay	0
Those absent and not voting	5

DEPUTY SPEAKER SAYERS:

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May 18, 2015

The bill as amended, passes in concurrence  
with the Senate. [gavel] Will the Clerk please  
call Calendar No. 487.

CLERK:

On page 33, Calendar No. 487, Favorable Report  
of the Joint Standing Committee on education,  
Substitute Senate Bill No. 1016, AN ACT CONCERNING  
THE DIGITALIZATION OF MILITARY RECORDS.

DEPUTY SPEAKER SAYERS:

Representative Hennessy.

REP. HENNESSY (127<sup>th</sup>):

Thank you Madam Speaker. Madam Speaker I move  
acceptance of the Joint Committee's Favorable  
Report and passage of the bill in concurrence with  
the Senate.

DEPUTY SPEAKER SAYERS:

The question before the Chamber is acceptance  
of the Joint Committee's Favorable Report and  
passage of the bill in concurrence with the Senate.  
Representative Hennessy. You have the floor, sir.

REP. HENNESSY (127<sup>th</sup>):

Thank you, Madam Speaker. Madam Speaker, the  
purpose of this bill is to craft an online database  
for family researchers and scholars to access



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**CONNECTICUT  
GENERAL ASSEMBLY  
SENATE**

**PROCEEDINGS  
2015**

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PART 2  
341 – 702**

/zm  
SENATE

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April 22, 2015

Thank you, Madam President. Might we pass temporarily on this legislation and call next the Housing Bill, which would be Calendar page 81, Senate Bill 891. Calendar 81, I'm sorry.

THE CHAIR:

Page -

SENATOR DUFF:

Senate Bill 891.

THE CHAIR:

Page 4. Seeing no objection, we will PT that bill. Mr. Clerk? You want to call the page 4, Calendar No. 81?

CLERK:

On page four, Calendar 81, Senate Bill No. 891: AN ACT CONCERNING ADMINISTRATIVE HEARINGS CONDUCTED BY THE DEPARTMENT OF HOUSING. Favorable Report of the Committee on Housing.

THE CHAIR:

If the Senate will stand at ease a moment.

(Chamber at ease.)

Good afternoon, Senator Winfield.

SENATOR WINFIELD:

Yes, thank you, Madam President. Sorry about that.

THE CHAIR:

It's not a problem.

SENATOR WINFIELD.

I just walked in the Chamber. Madam Chair, I move acceptance of the Joint Committee's Favorable Report and passage of the Bill.

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SENATE

26  
April 22, 2015

THE CHAIR:

Motion is on acceptance and passage. Will you remark, sir?

SENATOR WINFIELD:

Yes, thank you, Madam President. This bill comes to us through the Housing Committee. It came to us on a 13 to 0 vote. It is a bill that makes some changes that comport with the switching of responsibilities from the Department of Social Services to the Department of Housing. What this bill does is, it clarifies so that, the same procedures that existed in a department of Social Services will now exist in a Department of Housing. In terms of deadlines, and administrative hearings. I move passage.

THE CHAIR:

Motion on to passage. Will you remark, will I - Will you remark? Seeing one? Senator? Would you like to put it on, put it on consent?

SENATOR WINFIELD:

I would move that this bill be put - placed on consent.

THE CHAIR:

Seeing no objection, so ordered, thank you, sir. Mr. Clerk? Let's go back to or - 10 - Calendar 106, please.

CLERK:

On page 6, Calendar 16, Senate Bill No. 905: AN ACT REQUIRING THE DEPARTMENT OF PUBLIC HEALTH TO STUDY THE IMPLEMENTATION OF PROGRAM FOR THE TREATMENT OF VETERANS WITH TRAUMATIC BRAIN INJURIES, AND POST-TRAUMATIC STRESS DISORDER. Favorable Report of the Committee on Veterans' Affairs. There's an amendment.

THE CHAIR:

Senator Flexer, good afternoon, Ma'am.

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**CONNECTICUT  
GENERAL ASSEMBLY  
SENATE**

**PROCEEDINGS  
2015**

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PART 3  
703 – 1013**

/zm  
SENATE

98  
April 22, 2015

CLERK:

On today's Consent Calendar

Total Number of Voting	36
Those voting Yea	36
Those voting Nay	0
Absent/not voting	0

THE CHAIR:

Consent Calendar is passed. [gavel] Senator Duff.

SENATOR DUFF:

Thank you, Madam President. We have two more little quick things of business. One is on Calendar page 41, Calendar 142, Senate Bill 1015. I'd like to refer that Bill to the Judiciary Committee.

THE CHAIR:

Seeing no objection, so ordered.

SENATOR DUFF:

Thank you, Madam President. Madam President, we're gonna go back to Calendar page 4, Calendar 81, Senate Bill 891, and we're going to have a Go amendment and then have a referral once the amendment is adopted.

THE CHAIR:

Mr. Clerk. Will you recall the bill please?

CLERK:

Page 4, Calendar 81, Senate Bill No. 891: AN ACT CONCERNING ADMINISTRATIVE HEARINGS CONDUCTED BY THE DEPARTMENT OF HOUSING. Favorable Report of the Committee on Housing.

THE CHAIR:

Senator Winfield.

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April 22, 2015

SENATOR WINFIELD:

Thank you, Madam President. I move acceptance of the Joint Committee's Favorable Report and passage of the bill.

THE CHAIR:

This motion's on acceptance and passage. Will you remark, sir?

SENATOR WINFIELD:

Yes, thank you, Madam President. Yes. The Clerk is in possession of an amendment, which is LCO 6102. I would ask that the amendment be called and I be permitted to summarize.

THE CHAIR:

Mr. Clerk. [pause] 6912 -

SENATOR WINFIELD:

6102.

THE CHAIR:

6102.

CLERK:

LCO 6102, Senate "A," offered by Senators Looney, Duff, et al.

THE CHAIR:

Senator Winfield.

SENATOR WINFIELD:

Yes, thank you, Madam President. This amendment =

THE CHAIR:

Would you like to move for adoption?

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SENATE

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April 22, 2015

SENATOR WINFIELD:

Yes, I'm sorry. I move adoption.

THE CHAIR:

Motion's on adoption. Please remark, sir.

SENATOR WINFIELD:

Yes, thank you, Madam President. What this amendment does is it does a couple of things. Very quickly, it allows for someone who's aggrieved under this bill to actually have the hearing set forth in Section 1 of the underlying bill. If they're aggrieved by the Commissioner of Housing, or if they're aggrieved by an agent of the Commissioner of Housing. It also clarifies that in cases of conflict between the bill and what we will be - and the law as it currently exists, that the law, as amended and Section 1 of the bill prevail. I would urge adoption.

THE CHAIR:

Will you remark? Will you remark? If not, I'll try your minds. All in favor of Senate "A," please say aye.

SENATORS:

Aye.

THE CHAIR:

Opposed? Senate "A" is adopted. Senator Duff.

SENATOR DUFF:

Thank you, Madam President. Madam President, I'd like this item to be referred to the Judiciary Committee, please.

THE CHAIR:

Seeing no objection, so ordered, sir. Senator Duff.

SENATOR DUFF:

/jgj  
SENATE

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May 6, 2015

CLERK:

On page 28, Calendar 81, Senate Bill No. 891, AN ACT CONCERNING ADMINISTRATIVE HEARINGS CONDUCTED BY THE DEPARTMENT OF HOUSING. It's been amended by Senate Amendment Schedule "A," and the Committee recommends passage with Senate "A."

THE CHAIR:

Senator - sorry - Senator Winfield.

SENATOR WINFIELD:

Thank you, Madam President. I move acceptance of the Joint Committee's Favorable Report and passage of the bill.

THE CHAIR:

Motion's on acceptance and passage. Will you remark, sir?

SENATOR WINFIELD:

Yes, thank you, Madam President. This is a bill that came before this Chamber last week. What it does is it moves - the Department of Social Services had a program that is now in the Department of Housing. It moves the administrative functions to the Department of Housing in order to correspond with that change. There is an amendment which is LCO 6102, which is - actually, I guess we already adopted it, so I should say I move - moving the bill as it is. Okay, so anyway, that's already adopted. So what the amendment had done, and it's now part of the bill, is it made sure that we were clear on the remedies that were available to people under this bill. And I would ask that the Chamber pass this bill.

THE CHAIR:

Thank you. Will you remark? Senator Hwang.

SENATOR HWANG:



/jjj  
SENATE

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May 6, 2015

Thank you, Madam President. Through you, just a question in regards to the hearings are a continuance of what is currently under way with regards to, you know, DOH hearings with DSS and Care for Kids hearings. Is that correct? Through you, Madam President.

THE CHAIR:

Senator Winfield.

SENATOR HWANG:

Through you, Madam President. Could I clarify that question one more time?

THE CHAIR:

Please clarify that for -

SENATOR WINFIELD:

The question is clear to me. My microphone wasn't working. Through you, Madam President. Yes, they are. The hearings are the same as they were under the old program; it's just where they - who has cognizance over the program and the hearings is changed.

THE CHAIR:

Senator Hwang.

SENATOR HWANG:

Thank you. I wanna thank the good Chair for his answer and, again, to clarify that this would codify current practices since July 2014, that DOH has been conducting the hearing, and this bill would, in essence, reflect that. Through you, Madam President.

THE CHAIR:

Senator Winfield.

SENATOR WINFIELD:

/jgj  
SENATE

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May 6, 2015

Yes. Through you, Madam President, that is the purpose of the bill, yes.

THE CHAIR:

Senator Hwang.

SENATOR HWANG:

Thank you. I wanna thank the good Chair for his answers, and I rise in support of this bill. Thank you, ma'am.

THE CHAIR:

Thank you. Will you remark further? Will you remark further? If not, Senator Winfield.

SENATOR WINFIELD:

Yes, Madam President. If there's no objection, I would ask that this be placed on Consent as well.

THE CHAIR:

Seeing no objections, so ordered, sir. Mr. Clerk.

CLERK:

On page 29, Calendar 113, Substitute for Senate Bill No. 348, AN ACT CONCERNING THE SALE OF FARM PRODUCTS AS CONNECTICUT GROWN. Favorable Report of the Committee on Judiciary.

THE CHAIR:

Senator Kennedy.

SENATOR KENNEDY:

Thank you, Madam President. I move acceptance of the Joint Committee's Favorable Report and passage of the bill.

THE CHAIR:

/jjj  
SENATE

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May 6, 2015

CLERK:

On page 1, Calendar 445, Senate Resolution No. 34.  
Also on page 1, Calendar 446, Senate Resolution No.  
35. On page 4, Calendar 112, Senate Bill No. 347. On  
page 5, Calendar 147, Senate Bill 924. Page 11,  
Calendar 250, Senate Bill 386. Page 13, Calendar 276,  
Senate Bill 258. Page 23, Calendar 402, Senate Bill  
1042. Page 27, Calendar 75, Senate Bill 864. Page  
28, Calendar 82, Senate Bill 892. Also on page 28,  
Calendar 81, Senate Bill 891. Page 29, Calendar 118,  
Senate Bill 870. Also on page 29, Calendar 113,  
Senate Bill 348. Page 32, Calendar 160, Senate Bill  
287. Page 35, Calendar 234, Senate Bill 975.

THE CHAIR:

Mr. Clerk, will you please call for roll call vote on  
the Consent Calendar. The machine is open.

CLERK:

Immediate roll call has been ordered in the Senate.  
Immediate roll call on today's Consent Calendar has  
been ordered in the Senate.

THE CHAIR:

Ladies and gentlemen, please stand close by; the  
machine is not opening.

(Chamber at ease.)

THE CHAIR:

Do you want to call for the vote again, please?

CLERK:

Immediate roll call has been ordered on today's  
Consent Calendar in the Senate. Immediate roll call  
has been ordered in the Senate on today's Consent  
Calendar.

[pause]

THE CHAIR:

/jgj  
SENATE

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May 6, 2015

Senator Slossberg.

[pause]

THE CHAIR:

If all members have voted, all members have voted, the machine will be closed. Mr. Clerk, will you please call the tally.

CLERK:

On today's Consent Calendar

Total Number Voting	34
Necessary for Adoption	18
Those Voting Yea	34
Those Voting Nay	0
Absent/Not Voting	2

THE CHAIR:

Consent Calendar passes. At this time, we'll ask for any points of personal privilege. Senator Kennedy.

SENATOR KENNEDY:

Thank you, Madam President. I rise for the purposes of an announcement. The Environment Committee will meet tomorrow 15 minutes before the start of the first session of the House. I think it's gonna be around 10:45, but I'm not absolutely sure. But I just needed to make this formal announcement in front of this Body. The Environment meeting will be tomorrow, 15 minutes before the first House session tomorrow. Thank you, Madam President.

THE CHAIR:

Thank you. Senator Formica. Hold on a minute. Senator Formica, please. Thank you.

SENATOR FORMICA:

Thank you, Madam President. Good afternoon.

**JOINT  
STANDING  
COMMITTEE  
HEARINGS**

**HOUSING  
PART 2**

**493 – 838**

**2015**

1  
aac/gbr HOUSING COMMITTEE

February 17, 2015  
1:00 P.M.

CHAIRMEN: Senator Winfield  
Representative Butler

VICE CHAIRMEN: Senator Osten  
Representative Rose

MEMBERS PRESENT:  
SENATORS: Hwang

REPRESENTATIVES: Arce, Arconti, Adams,  
Brycki, Byron, Davis, Frey,  
Kupchick

REP. BUTLER: The Housing Committee public hearing this Tuesday, February 17 and of course you have a list of all the bills before us in the front. If you want to get an agenda if you don't already have one, and we're going to actually start by welcoming our Commissioner of Housing, Evonne Klein. Come on down. I ask that everyone who comes and actually speaks before us to make sure that they announce their name before they give the testimony. Thank you very much.

COMMISSIONER EVONNE KLEIN: Good afternoon Senator Winfield, Representative Butler and members of the committee. Glad to be back here this afternoon and I would also ask for your patience as I am here today to testify on a number of proposed bills and I will try to get through this as quickly as possible.

All right, so there are bills, there are three bills raised on behalf of the Department of Housing.

Senate Bill 892 AN ACT CONCERNING HOUSING DEVELOPMENTS WITHIN INCENTIVE HOUSING ZONES. The Department administers the Incentive Housing Zone Program, also known as IHZ and also known as the Home Connecticut Program, which provides technical assistance, funding and financial incentives to

SB891  
HB6757  
HB6264  
HB6147  
HB6756  
SB888  
SB405  
HB6142  
HB6640

municipalities to participate.

S.B. 891 AN ACT CONCERNING ADMINISTRATIVE HEARINGS CONDUCTED BY THE DEPARTMENT OF HOUSING. The Department strongly supports this bill which is simply a clarification to the existing statute that allows the Department to conduct administrative hearings for programs that were transferred from the Department of Social Services. It provides specific authorization for clarity so that if issues should arise with the program participant there is transparency with no ambiguity concerning due process.

This language is similar to the hearing related statutes currently in place for the Department of Social Services, replicating the language for programs that were transferred from DSS to DOH will eliminate any confusion and provide consistency for the programs currently administered by the Department of Housing. This is a necessary change since this provision was inadvertently not included in the legislation implementing the Department of Housing PA 13-234 which transferred the relevant programs and duties to the Department of Housing from other state agencies.

House Bill 6757 AN ACT CONCERNING THE DISCLOSURE OF INFORMATION OF RENTAL HOUSING PROGRAM PARTICIPANTS. The Department strongly supports H.B. 6757 which will statutorily ensure the protection of confidential individual client information.

As stated before, the Department assumed the administration of numerous housing-related programs previously administered by DSS during its creation in 2013 and not all necessary statutory provisions were replicated in the transferring legislation. This bill will mirror the client protections already in place with DSS, ensuring that confidential client information concerning

REP. BUTLER: Are there any other questions?

Well, seeing that they don't have questions, I have a few. I'm just naturally inquisitive.

My first question is about Senate Bill 891 and that's pretty much a technical revision because it was just clarification of the duties that were existing from DSS to now, having Department of Housing take over that particular responsibility. So I just want to make it quite clear that that's pretty much as technical change as we can possibly get here in terms of just being an oversight when we actually formed the Department of Housing back in 2013.

COMMISSIONER EVONNE KLEIN: Correct Representative Butler.

REP. BUTLER: Okay, secondly I want to move on to H.B. 6756 which is AN ACT ESTABLISHING A PROGRAM TO PROVIDE MEDIAL RESPITE FOR THE HOMELESS. Now, I know that there's a priority to address the homelessness here in the State of Connecticut and I know this particular pilot program was a part of the committees contribution to supplement what's already being put in place by the governor and yourself. I see that your objection is directed toward the funding of this, knowing that there's going to be a number of, you know, challenges in the upcoming budget. So, is your only objection to this particular initiative related to the funding?

COMMISSIONER EVONNE KLEIN: Yes. We are concerned about the funding aspect for this initiative.

REP. BUTLER: Okay, so I guess to take it one step further, if the funds could be made available through our appropriations mechanism, would you then support this initiative?



# Legal Assistance Resource Center of Connecticut, Inc.

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## Testimony of Raphael L. Podolsky

Housing Committee public hearing - February 17, 2015

### S.B. 889 - Urban Revitalization Program

SUPPORT

The Urban Revitalization Pilot Program was enacted in 2012 to foster neighborhood revitalization and stabilization by facilitating the renovation of one- to four-family homes in distressed areas, with a priority on creating home ownership. This bill converts the pilot into an on-going program. We believe that, both because of the strategic importance of this program for urban neighborhood revitalization, it is appropriate at this time to convert it to an on-going program.

### S.B. 891 - DOH fair hearings

SUPPORT

As part of the creation of the Department of Housing, a number of Department of Social Services housing programs regarding individual applicants were transferred to DOH. These include the Rental Assistance Program, the Security Deposit Guarantee Program, and the Rent Bank Program. Due process requires that persons receiving individual benefits through governmental programs have the right to a hearing to dispute an unfavorable decision, such as denial of an application or termination from the program. This bill copies C.G.S. 17b-60, the DSS fair hearing statute, into the DOH statutes.

### S.B. 892 - Incentive housing zones

SUPPORT

This bill makes a number of changes to the Incentive Housing Zone program. We support Sections 3 and 4, which convert the building permit payment under the act from \$2,000 per unit to \$150,000 per development and require that the funds be used for infrastructure improvements within the IHZ. We have, however, some concerns about Section 2, which expands the waiver authority of the Commissioner of Housing. We suggest that the Housing Committee look at this section more closely and perhaps put some limits on the extent to which the Commissioner can waive the density and affordability requirements for IHZs.

### H.B. 6147 - Affordable housing, smart growth, and historic districts OPPOSE

Smart growth principles, which are reflected in Connecticut law as planning elements under C.G.S. 8-23, are guidelines for promoting municipal development. We support that concept. They are not, however, mandated for all development, nor are they intended as a strait-jacket on development. It is a goal for affordable housing development, as it is for all other development, that smart growth principles be followed; and indeed they are. But, as with other development, it must be recognized that those guidelines sometimes must yield to greater needs. This bill would inappropriately turn guidelines into absolute requirements for affordable housing only. In addition, it should be noted that C.G.S. 8-30g

HB 6461

HB 6462

HB 6651

HB 6755

HB 6757

HB 6759

HB 6762



Dannel P. Malloy  
Governor

STATE OF CONNECTICUT  
DEPARTMENT OF HOUSING



Evonne M. Klein  
Commissioner

TESTIMONY PRESENTED BEFORE THE HOUSING COMMITTEE 2/17/2015

Evonne Klein, Commissioner  
Department of Housing

Good afternoon Senator Winfield, 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 important bills that impact DOH and the Connecticut residents and communities we serve.

Bills Raised on Behalf of DOH:

S.B. 892 - AN ACT CONCERNING HOUSING DEVELOPMENTS WITHIN INCENTIVE HOUSING ZONES:

DOH administers the Incentive Housing Zone (IHZ) program (also known as the HOMEConnecticut program or the Housing for Economic Growth program), which provides technical assistance funding and financial incentives to municipalities to develop and adopt zoning regulations that enable the production of mixed-income housing. Since the program's inception in 2008, the state has provided technical assistance to approximately 70 municipalities. Only 8 of these municipalities have adopted approved zones and just 2 of them have completed housing projects in their approved incentive housing zones.

DOH conducted a study to determine why more municipalities are not following through with adopting zoning regulations under this program. The responses, as well as the feedback the department received during meetings with municipal leaders, indicated that the density requirements as well as a lack of supporting infrastructure impaired their ability to meet the requirements of the program. DOH strongly supports S.B. 892 which provides the department with the discretion to lower the density requirements due to feasibility issues, and it replaces the per unit payment formula for building permits with a lump sum payment of up to \$150,000 to be used for infrastructure projects related to the proposed development within the approved incentive housing zone. The bill also adds "municipalities" to the list of eligible grant recipients for housing development.

DOH believes these changes will increase the effectiveness of the program and result in more affordable housing construction. Exclusionary zoning is one of the major barriers to affordable housing. DOH wants municipalities to proactively plan for and promote the creation of affordable housing that best fits into their communities. The IHZ program is designed to assist with this effort and these proposed changes will enable more municipalities to participate.

S.B. 891 - AN ACT CONCERNING ADMINISTRATIVE HEARINGS CONDUCTED BY THE DEPARTMENT OF HOUSING:

DOH strongly supports this bill, which is simply a clarification to the existing statutes that allow the department to conduct administrative hearings for programs that were transferred from the Department of Social Services (DSS). It provides specific authorization for clarity so that if issues should arise with program participants, there is transparency with no ambiguity concerning due process. This language is

HB6757  
HB6462  
HB6147  
HB6756  
SB888  
HB6640

similar to the hearing-related statutes currently in place for DSS. Replicating the language for programs that were transferred from DSS to DOH will eliminate any confusion and provide consistency for the programs currently administered by DOH. This is a necessary change since this provision was inadvertently not included in the legislation implementing the DOH (P.A. 13-234) which transferred the relevant programs and duties to DOH from other state agencies.

**H.B. 6757 - AN ACT CONCERNING THE DISCLOSURE OF INFORMATION OF RENTAL HOUSING PROGRAM PARTICIPANTS:**

DOH also strongly supports H.B. 6757, which will statutorily ensure the protection of confidential individual client information. As stated before, DOH assumed the administration of numerous housing-related programs previously administered by DSS during its creation in 2013 and not all necessary statutory provisions were replicated in the transferring legislation. This bill will mirror the client protections already in place within DSS, ensuring that confidential client information concerning individuals and their personal financial information will remain confidential.

**Other Legislation Impacting the Department:**

**H.B. 6462 - AN ACT ESTABLISHING A RENTAL ASSISTANCE PILOT PROGRAM:**

DOH opposes H.B. 6462, not because of its intent, but rather because this legislation is unnecessary. DOH currently contracts with three non-profit housing agencies that provide mobility counseling services statewide to assist rental subsidy recipients make housing decisions with full information about school performance, crime rates, transportation options, and other relevant community data. The programs also offer tenant education and referrals to local community support services. Every DOH administered rental subsidy recipient is offered the opportunity to participate in mobility counseling. Participation in these programs is voluntary and does not hinder the recipient's right to ultimately choose where he or she resides.

Rental subsidy recipients are also eligible for DOH's Security Deposit Guarantee Program, which provides a guarantee to landlords of up to two month's rent. DOH wants to continue to ensure that the state is actively engaged in de-concentrating poverty and increasing access to high opportunity areas for low income individuals. The department is rebidding its mobility counseling programs this year with the belief that re-procuring these funds will present DOH the opportunity to implement an even more effective model to accomplish these goals.

**H.B. 6147 - AN ACT REQUIRING AFFORDABLE HOUSING DEVELOPMENTS TO COMPLY WITH PRINCIPLES OF SMART GROWTH AND HISTORIC DISTRICT REGULATIONS:**

DOH opposes HB 6147 as unnecessary and potentially serving as a barrier to the state's efforts to affirmatively further fair housing. DOH already requires that funding applicants adhere to the priorities outlined in both the State Plan of Conservation and Development (POCD) and the 5 year Consolidated Plan for Housing and Community Development (ConPlan), which are drafted through a public process. These plans contain principles of responsible development similar to the proposed bill, but with more flexibility to ensure smart growth while not impeding the potential for affordable housing opportunities in suburban and rural areas. DOH is currently drafting the next 5 year ConPlan and encourages interested members of the General Assembly as well as the public to provide their comments to the department this spring.