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HOME CONNECTICUT  
For Our Economy, Our Families, Our Future  
a campaign of the Partnership for Strong Communities
HOMEConnecticut: A Way Forward for Affordable Housing

David Fink

PARTNERSHIP FOR STRONG COMMUNITIES
HOMEConnecticut

- Voluntary
- Provides incentives
- Supports smart growth
HOMEConnecticut

Why is it successful?
- Timing
- Advocacy
- Economic necessity
- Demographic trends
- Government/resident needs
Housing for Economic Growth Program
Technical Assistance Grants: Status 2009

Legend
- Approved by OPM to Receive Planning Grant
- Have Applied to OPM - Under Consideration
- Preparing Applications to OPM
- Considering Application

Map prepared by United Way of Connecticut (06/21/09)
If HOMEConnecticut Can Work in Connecticut, It Can Work Anywhere!

Contact David Fink at david@ctpartnershiphousing.com or (860) 244-0066
The Stars Have Aligned…

- Businesses need workers
- Towns have revenue and employment needs
- State has produced little housing
- Lack of supply has led to higher prices
- Population/growth policy, transit, federal policy have coincided

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Advocacy: Homes are Non-Partisan

No matter what side you’re on, we can agree that...

- Towns need workers, revenues and teachers.
- Our adult children should be able to live in their hometowns.
- Affordable homes in the right locations enhance productivity and quality of life.
- Affordable homes can solve policy problems in education, transportation, environment, healthcare, etc.

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Economic Necessity
Heat, Transit, Etc.

- Dense housing saves on heating costs.
- Housing near transit reduces transportation costs.
- Too many households spend more than 30% of their income on housing:
  - 34% of homeowners
  - 46% renters
  - 37% overall

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Demographic Needs

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Why Connecticut Towns Like HOMEConnecticut

- Control over housing
  - Where?
  - How much?
  - What kind?
  - What does it look like?

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Why Connecticut Towns Like HOMEConnecticut

Proactive vs. Reactive
Why Connecticut Towns Like HOMEConnecticut

- It provides towns with a tool to
  - Provide more housing options
  - Foster town center development.
  - Increase foot traffic for local merchants.
  - Reuse or adapt vacant or underutilized properties.

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How HOMEConnecticut works

- Provides $50,000 technical assistance grants to municipalities to evaluate needs/locations.
- Municipalities create Incentive Housing Zones (IHZs):
  - In smart growth areas
  - With minimum densities
  - With at least 20% of units affordable to residents earning 80% of area median income or less

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How HOMEConnecticut works

- Zoning incentive payments of up to $2,000/unit in the designated IHZ

- Building incentive payments when building permits are issued in the IHZ
  - Up to $2,000/multi-family unit
  - Up to $5,000/single-family unit
Why Others Like HOMEConnecticut

- **Builders:**
  - Easy approvals, little red tape, internal subsidy

- **Housing agencies:**
  - Little need to subsidize

- **Residents:**
  - Chance to influence the process at the outset, design controls

- **Environmentalists:**
  - Incentives to limit sprawl, reduce emissions

- **Transit advocates:**
  - Incentives to put potential riders near transit

- **Businesses:**
  - Impact on wages, productivity

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Indirect Benefits of HOMEConnecticut

- Deflate myths & misconceptions
- Underscore benefits of proactive planning
- Explain who needs affordable homes & housing market
- Show what affordable housing looks like now

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YES in My Back Yard!
A Tale of HOPE

Calvin Price

LIBERTY BANK
Once upon a time, there was a small town on the Connecticut shoreline…
...where many families were living in motels
Who can’t afford to live in Old Saybrook?

- Municipal workers – teachers, police, firefighters
- Children who grew up in Old Saybrook
HOPE Partnership

- Faith communities
- Town government
- Financial institutions
The Challenges

- Building public understanding and support
- Identifying suitable locations
- Obtaining permits
- Obtaining funding
- Building!
Building Public Support

- Outreach to town residents
  - Why affordable housing is needed
  - Who would live there
  - What it would look like

- Leadership
  - First Selectman
  - Clergy
  - Business
  - Local citizens
Location, Location, Location

- HOMEConnecticut planning grant
- State site – Ferry Crossing
- First Incentive Housing Zone created
Laying the Groundwork

- Predevelopment funding
  - Middlesex United Way
  - Local Initiatives Support Corporation (LISC)
- Incentive Housing Zone approvals
  - Unanimous support from Planning Commission
Financing the Dream

- Department of Community and Economic Development - $2.9 million
- Federal Home Loan Bank - $600,000
- Liberty Bank loan - $600,000
- Town of Old Saybrook - $50,000
- LISC
- Middlesex United Way
Ferry Crossing: The Vision

- 5.4 acres
- 16 townhouse units
- 2- and 3-bedroom rentals
- Multipurpose sports field
Ferry Crossing: The Vision

- Affordable for tenants earning <=80% AMI
- Tenants must volunteer in town
The Builder

- Women’s Institute for Housing and Economic Development
  - Nonprofit developer
  - Years of specializing in affordable and supportive housing
  - Multiple awards for excellence
Coming in Spring 2011

Ferry Crossing
Old Saybrook, Connecticut

View Looking North
It takes a Partnership to build HOPE.
Yesterday
(What People Think Affordable Housing Is)
Today

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Today
Today
Contact Us

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