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Governor

STATE OF CONNECTICUT
DEPARTMENT OF HOUSING



Evonne M. Klein
Commissioner

TESTIMONY BEFORE THE HOUSING COMMITTEE

March 1, 2016

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Chairperson, Connecticut Housing Finance Authority (CHFA)

Good afternoon Senator Winfield, Representative Butler and members of the Housing 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 constituents we serve.

DOH OPPOSES S.B. 260 - AN ACT AMENDING THE REQUIREMENTS OF THE ASSESSMENT AND MEDIATION PROGRAM:

The proposed changes in this bill would have a significant impact on the administration of the Eviction Foreclosure Prevention Program (EFPP). By expanding the eligibility requirements of the program to allow individuals who reside in any form of housing, this would severely diminish our ability to target these funds to the very low and low income population of individuals and families who need it most. As defined, those currently eligible for EFPP are the ones who pay 60% or more of their income on living expenses. Expanding this threshold will harm those most in need. The Department of Housing is not opposed to the concept of expanding the eligibility threshold for this program, but due to the limited nature of funding available for this program, we oppose the practical implementation of these changes.

DOH OPPOSES H.B. 5396 - AN ACT CREATING INCENTIVES FOR YOUNG PROFESSIONALS TO LIVE IN URBAN AREAS:

This bill would authorize the Commissioner of Housing to establish a Young Professionals Urban Housing Incentive program, in consultation with the Commissioner of Revenue Services. DOH's main priority is to combat homelessness and expand access to affordable housing opportunities across the state. This program would be something completely new and would impose a large fiscal burden on my department's budget. My staff does not have the means to implement such a program at this time.

DOH PROVIDES THE FOLLOWING INFORMATION ON H.B. 5399 - AN ACT CONCERNING STATE REIMBURSEMENT FOR TAX ABATEMENTS AND PAYMENTS IN LIEU OF TAXES:

For Section 1, regarding tax abatement payments, the current program is administered through municipal contracts with housing authorities. Some of these contracts have existing clauses that prorate tax abatement if the state funding is not fully provided, and others require the tax abatement to be paid, even if only a small amount of tax abatement dollars are funded. Each contract is different. Although DOH supports the concept of this bill for a time limited duration, we do not think this proposed language will be feasible to implement due to already existing contract language.

Regarding Section 2 of this bill, we support the language in Section 7 of the Governor's Bill No. 5049: AN ACT IMPLEMENTING THE GOVERNOR'S BUDGET RECOMMENDATIONS FOR GENERAL GOVERNMENT. Unlike the proposed language in HB 5399, the Governor's bill language is narrowed to only the moderate rentals that benefit from MR PILOT payments. In addition, it is also time limited, and can be revisited if it makes sense from a policy perspective to continue with its implementation in the future.

DOH OPPOSES S.B. 155 - AN ACT CONCERNING THE ALLOCATION OF LOW INCOME HOUSING TAX CREDITS:

S.B. 155 was introduced to combat the issue of segregation in the State of Connecticut. The Department of Housing and the Connecticut Housing Finance Authority exist to perpetuate the need for inclusive affordable housing across the state, in all 169 municipalities, and we are making great progress in this effort. As Commissioner of DOH and Chairperson of CHFA, I understand the need for more affordable housing in each municipality across the state. I'm proud to say that we are already taking proactive efforts to address the disparities that this legislation is trying to remedy. In the past five years, the state has built, preserved, or rehabilitated almost 16,000 affordable units and we fund applications for developments in both urban and non-urban areas at equivalent rates.

That being said, the Department of Housing and the Connecticut Housing Finance Authority cannot support this legislation, not because of its intent, but rather because making these legislative changes to the Low Income Housing Tax Credit (LIHTC) program will not achieve the desired results. Simply said, this is the wrong solution to address a much more complex problem.

For those who may not know, the LIHTC program is governed by the Qualified Allocation Plan (QAP), which is an evaluation tool used to rate and rank an application. The QAP, over the years, has been updated to reflect changes in need across the state and to be responsive to various stakeholders. The CHFA Board, during the past 3 years, has made changes to the document based on input from for profit and non-profit affordable housing developers, housing advocates, elected officials, and the general public. When changes are made to the QAP, it is required that the document is made available for public comment for 30 days. When all comments are received, they are then assessed and considered by the CHFA Board. The QAP Review Committee convened on January 28th again this year and continues to work toward not only achieving balance in the QAP, but also to address this very issue. In the past, critics of the QAP have said it seems skewed toward affordable housing development in urban areas only, but we are working to find a balance in the assignment of tax credits but prioritizing family units in areas close to transit and making changes consistent with recommendations in the Analysis of Impediments (AI).

When legislation is considered, we often hear about "legislative intent" and "unintended consequences." I assure you, adopting the proposed changes in this bill would have unintended consequences, and it would ultimately harm the legislative intent behind this proposal. This afternoon, you will also hear from Karl Kilduff, the Executive Director of CHFA, who will expand on some of the negative implications that would occur if this bill were allowed to move forward. Let me be clear, no one disagrees with the intent behind this bill, which is to build more affordable housing in areas of higher opportunity, but we must make sure we are achieving that goal in a realistic and feasible manner.

We need a Connecticut based solution, responsive to the needs and geography of our state. The proposal before you does not address these needs; rather, the basis of this proposal is formed off of something completely different. This legislation was drafted based on a system in New Jersey. In fact, New Jersey does not have a statutory mandate that dictates how to use its tax credits. The changes made in New Jersey came about as a result of filed litigation, but the state amended its QAP before the case was ever heard. So to clarify, the changes made in New Jersey did not occur as a result of legislation or by setting new legal precedent. Housing advocates in New Jersey felt that the changes the housing finance authority (HFA) made did not go far enough, but the courts validated the changes as complying with the Fair Housing Act. This occurred over a decade ago and their QAP was then seemingly left unchanged from 2003 until 2010 when it was modified by their HFA again. There is no definition or use of the word "high opportunity" and since they are operating by municipal designations, there is no census tract level planning either, which is what this proposal would require.

In New Jersey, tax credits are not set aside for high opportunity areas; rather they are set aside for suburban areas. The way tax credits are set aside in New Jersey is based on a formula of 50% for family housing and, of that 50%, 60% of that subset are then set aside for suburban areas. Tax credits for each state are assigned based on population, which results in New Jersey receiving over \$20 million in tax credits and CT receiving just \$8 million. To set

aside 60% of Connecticut tax credits in this way would not result in the same effect as New Jersey's system. New Jersey does not have this kind of preference for this many tax credits, and it is certainly not statutorily mandated to preference any tax credits at all.

One of the goals of DOH is to change the development culture. We are doing this by including threshold requirements for our applications such as requiring a universal design standard to ensure people with disabilities can live in the developments we fund. We also require a preference for very low income individuals and families, as well as veteran preference units. As I stated earlier, this proposed legislation will not solve the real issues preventing the development of affordable housing in high opportunity areas which are exclusionary zoning practices. Some local zoning regulations don't even allow for the construction of multifamily housing or they have 2 acre zoning for housing development. These are the real problems that our state faces. The department already works with, and will continue to work with, municipalities to address these issues.

There is no doubt that we need to perpetuate inclusive housing policy. But that policy must reflect the needs of Connecticut residents. We need procedures that can be implemented, will be feasible, are realistic, and most importantly will achieve the desired result. These changes to the QAP should continue to occur through the current process, which allows for public comment on any proposed changes as well as the ability to rapidly respond to a changing market if and when necessary, rather than codifying these changes permanently in statute.

DOH OPPOSES H.B. 5363 - AN ACT CONCERNING THE AFFORDABLE HOUSING LAND USE APPEALS PROCEDURE:

The Department of Housing (DOH) opposes any legislation that would weaken the Affordable Housing Land Use Appeals Procedure, which would impede the production of new affordable housing units. The passage of this bill will hurt the goals that the State of Connecticut and DOH have fought so hard to achieve. We're building a Connecticut where affordable housing in strong, vibrant, and inclusive communities is accessible to individuals and families across the state and homelessness is a thing of the past. For over two decades the appeals procedure has helped to create thousands of affordable housing units – directly and indirectly – while combating exclusionary zoning and affirmatively furthering fair housing.

There is no denying that Connecticut needs more affordable housing. Far too many individuals and families are "rent burdened," paying more than 30% of their income on housing costs, and the proportion of households paying more than 50% of their incomes is staggering, especially among low and extremely low income households. This is unsustainable. The financial burden of excessively high housing costs prevents families from affording other critical needs such as healthcare, warm clothing, and nutritious food. It further inhibits individuals and families from saving money, forcing them into the precarious position of being one costly emergency away from becoming homeless.

A critical component of Governor Malloy's efforts to promote a healthy and sustainable economy is increasing access to safe, quality and affordable housing throughout the state. Since taking office in 2011, Governor Malloy has invested about one billion dollars in affordable housing initiatives. This investment translates into the creation, rehabilitation, and preservation of nearly 16,000 affordable housing units in just the past five years alone. We're making up for almost 25 years and two gubernatorial administrations worth of disinvestment in our housing stock. Remedying these wrongdoings will not happen overnight, but it would set us back even further to change this law that exists to further the expansion of affordable housing. Only 31 municipalities currently meet the 10% threshold set forth in the law; municipalities with less than 10% affordable housing are subject to the appeals procedure. The majority of the remaining 138 municipalities have less than 5% affordable housing in their communities. Now that the state has funding to support development, the appeals procedure is a critical tool to promote the growth of affordable housing statewide. I've attached with my testimony a copy of our funding

schedule so you can see just how much opportunity our towns and cities have to expand their affordable housing stock. We stand ready to work with any chief elected official to help facilitate taking advantage of these opportunities to enhance their residents' quality of life, by creating more affordable places to live and work and creating a long term and sustainable vision for their communities.

Supporters of the changes in this bill may suggest that this legislation is necessary in order to stop developers from using existing 8-30g provisions to force local development that is opposed in the communities. This is a local issue that must be addressed on a local level. This proposal would lower the point threshold needed to attain a moratorium and it will not prevent these developers from making proposals when local Planning and Zoning Boards refuse to hear them. These changes will award communities, who truly don't want to build affordable housing, a pass on their responsibilities. It's not about making it easier to attain a moratorium, that's not the purpose of this law. 8-30g was created to encourage affordable housing development in communities that do not want to build affordable housing.

On a related note, as I'm sure many of you know, Connecticut has ended veteran homelessness. We're one of only two states in the entire country who can say this and it's really because in the past five years we have been rapidly expanding our state's stock of affordable housing. Some of you on this committee attended the ceremony we held two weeks ago to mark the effective end to veteran homelessness. What this tells me is that you clearly share Governor Malloy's and this administration's vision of how important the expansion of affordable housing is statewide. However, our position is that changing 8-30g in the way proposed in this bill does not support affordable housing development.

We do not share the perspective that altering 8-30g under the purview of making it easier to attain a moratorium will act as an incentive for municipalities to create more affordable housing. What we know, is that with a strong, steady supply of affordable housing, in all 169 municipalities across the state, we are promoting good public policy that is good for the economy, good for local business, and most important it's the right thing to do. There are residents in every municipality who need an affordable place to live, and this statute helps to ensure they won't be homeless.

Towns and cities all need affordable housing – for their teachers, their policeman, and their firefighters – those folks that love their communities, but all too often, need to live 30 or 45 minutes away simply because they cannot afford to live in the communities they love. Weakening this statute, in the manner proposed here today, does a disservice to them.

The barriers to building affordable housing will not be eliminated by making changes to 8-30g. Instead, these barriers are in local zoning laws and a “not in my backyard” mentality, that would effectively halt the development of affordable housing in many communities if the appeals procedure were not available. The appeals procedure helps to create affordable housing opportunities for low- to moderate-income individuals and families to live in communities where such opportunities do not exist, where these individuals and families can have access to quality schools, safe streets, public transit, and employment opportunities. Numerous well-designed, successful mixed-income developments have been built as a direct result of the appeals procedure, such as Old Farms Crossing in Avon, Oak Village in Wallingford, and Avalon Apartments in Darien.

The appeals procedure is also effective indirectly. The 10% threshold encourages municipalities to consider devising affordable housing plans to meet affordable housing need in ways that best suit their individual communities. Several communities, such as Berlin, have been spurred by the appeals procedure to formulate affordable housing plans, employing the 4-year moratorium option available under the law as a window for

producing low- and moderate-income housing that best fits into their community. The construction of affordable housing during one moratorium can qualify a municipality for another, enabling the municipality to incrementally progress towards the 10% threshold during these exemption periods.

Many opponents of the current appeals procedure have stated that they are not against the creation of affordable housing, but believe that municipal officials should retain control of local affordable housing development. DOH agrees that municipal leaders should proactively plan for and encourage the creation of affordable housing in their communities. During my tour of the towns, I encouraged numerous local leaders to adopt inclusionary zoning ordinances, requiring developers to set aside a certain percentage of new units for low or moderate income individuals and families. More municipalities would qualify for moratoriums if they followed through with these efforts. DOH has an open door policy, and I invite municipal leaders to meet with me to discuss best practices that will produce new affordable housing that fits in their community.

DOH strives to ensure that all Connecticut's citizens have access to quality, safe, and affordable housing across the state. We know this housing forges vibrant, diverse, and inclusive communities, enabling low- to moderate-income young professionals to move back to their hometowns, seniors to remain in their communities, and Connecticut's workforce to live where they work. We know that we are better equipped as a state to attract and retain businesses and promote stronger families when housing costs are reasonable. As Commissioner, I will continue to meet with local elected officials, many of whom I'm sure will be testifying today, as well as housing authorities, planning and zoning boards, commissioners, developers, and others to collaborate on local solutions to overcome the impediments that create barriers to affordable housing.

Thank you for the opportunity to offer testimony before you today, and I stand ready to answer any questions you may have for me regarding these proposals.

Schedule of Competitive Funding Rounds

The Department of Housing (DOH) and the Connecticut Housing Finance Authority (CHFA) are pleased to announce the schedule for competitive funding rounds for state fiscal year 2016. The chart below provides an overview of these funding opportunities. Additional detail regarding releases of notices of funding availability (NOFAs) and a guide to abbreviations is also set forth below.

Funding Program	Project Type	Applicant Action Required	Anticipated Submission Deadline	Estimated Date of Notice of Selection	Approximate Amount of Funding*
Predevelopment Loans		Submit ConApp for predev loans	Rolling	within 45 days of application	up to \$300,000 per project
HomeCT (IHZs)		Submit application	Rolling	within 60 days of application	\$3 million
Just in Time Funding	Fully funded, fully approved market-rate projects seeking funding to add affordable units	Submit proposal	Rolling	within 45 days of application	\$5 million
4% LIHTC	4% tax credit & TE bond projects w/out DOH capital financing	Submit ConApp	Rolling		
Community Investment Account Funding	Innovative proposals that address CT's affordable housing needs	Submit proposal	Rolling	within 45 days of application	\$2.5 million
Homeless Shelter Capital Needs	Homeless shelter rehabilitation	Submit application	Rolling, starting Sept. 2015	within 45 days of application	\$10 million
State Sponsored Housing Portfolio					
	projects seeking predevelopment funds	Submit ConApp for predev loans	Rolling	within 45 days of application	\$2 million
	projects that need funding for pre-transaction critical needs	Submit application	Rolling	within 60 days of application	\$3 million
	projects seeking DOH capital funds and 9% LIHTCs	Submit ConApp (in the 9% LIHTC round)	Nov. 9, 2015	March 2016	\$5 million
	projects seeking DOH capital funds (w/ or w/out 4% LIHTCs)	Submit ConApp	April 27, 2016	July 2016	\$18 million
Housing Innovations – Small Projects	Small projects, especially with innovative, scalable and replicable features	Submit ConApp for small projects	Oct. 19, 2015	Dec. 2015	\$15 million
9% LIHTC	9% LIHTC projects w/ or w/out DOH capital funds	Submit ConApp	Nov. 9, 2015	March 2016	\$20 million
CDBG-DR Planning Funds	Planning for mitigation/resiliency in CDBG-DR areas	Submit application	Nov. 19, 2015	Dec. 2015	\$4 million
CHAMP 8	Projects seeking DOH capital funds (w/ or w/out 4% LIHTCs)	Submit ConApp	Dec. 2, 2015	March 2016	\$25 million
HTCC	Non-profit developers' projects	Submit ConApp	Feb. 1, 2016	April 2016	\$10 million**
Affordable Homeownership	Homeownership projects	Submit ConApp	Feb. 29, 2016	May 2016	\$20 million
CDBG-Small Cities	Non-entitlement municipalities' projects & programs	Submit application	April 11, 2016	June 2016	\$12 million
Main Street Investment Fund	Municipal projects to improve a commercial center	Submit application	May 23, 2016	Aug. 2016	\$5 million (up to \$500,000 per project)
CHAMP 9		Submit ConApp	June 2, 2016	Sept. 2016	\$25 million

*Does not include CHFA administered tax credits or tax-exempt or taxable bond financing.

**HTCC funds are administered by CHFA. No additional DOH funds are available in the HTCC round.

Notes to Funding Schedule

Through Governor Malloy's leadership, funding at an historic level is available for the development and rehabilitation of a wide variety of affordable housing projects statewide. Potential owners and developers have a variety of opportunities to apply for funding for their projects. The following guidance is intended to highlight and clarify the information in the chart above to assist owners and developers identify which funding rounds are most appropriate under the circumstances.

Predevelopment Cost Loan Program:

- Any non-profit and for-profit developer seeking to finance predevelopment costs incurred in connection with the construction, rehabilitation, or renovation of housing for low-and moderate-income persons and families can apply for a loan under this program. Applications are accepted on a rolling basis. Additional information, including information about how to apply for funding, is available at <http://www.ct.gov/doh/cwp/view.asp?a=4513&Q=530470>.

Home CT (Incentive Housing Zone) Program:

- Municipalities seeking to create an incentive housing zone may apply for a grant for technical assistance and pre-development activities, the cost of adopting incentive housing zone regulations and design standards, reviewing and revising applicable subdivision regulations, and/or other eligible activities. Application materials can be found at <http://www.ct.gov/doh/cwp/view.asp?a=4513&Q=530592>.

Just in Time Funding:

- If you have a market-rate residential or mixed-use project for which all necessary approvals have been obtained, and are interested in a subsidy to enable you to restrict a portion of the units at an affordable level, you may submit an application for funding. Applications will be accepted on a rolling basis until the funds for this initiative for the year are exhausted. Additional information, including information about how to apply for funding, is available at http://www.ct.gov/doh/lib/doh/just_in_time_nofa.pdf.

4% LIHTCs:

- If you are seeking 4% LIHTCs but do not need DOH capital funding, you may apply to CHFA for an allocation of 4% federal tax credits and tax-exempt bonds at any time. Additional information is available at <http://www.chfa.org/Rental%20Housing/for%20Developers%20and%20Sponsors/Funding%20Initiatives/Tax%20Credit%20Programs/LIHTC%20Program.aspx>.

CIA Funding:

- DOH has a limited amount of funding for initiatives that contribute to ending homelessness, support the creation or preservation of affordable housing, improve the lives of affordable housing residents, affirmatively further fair housing, or otherwise enhance DOH's existing housing program goals and initiatives. DOH is particularly interested in assisting efforts that are innovative, scalable, and replicable. Programs and projects that are eligible for our competitive funding rounds should first seek funding through that process. Information regarding proposal requirements is available at <http://www.ct.gov/doh/cwp/view.asp?a=4513&q=530464>.

Homeless Shelter Capital Needs:

- Homeless shelters may apply for DOH capital grants for capital improvements to promote the health and safety of their residents and support the State's efforts to reduce and end homelessness. The NOFA for this round will be released by September 2015.

State-Sponsored Housing Portfolio (SSHP):

- If you are seeking 9% LIHTCs for the recapitalization of an SSHP property (with or without additional DOH capital funding) you should apply in the 9% LIHTC funding round. The deadline is November 9, 2015. If you are also seeking DOH capital funding, you should indicate that need in your application and DOH will review the request and determine whether DOH will commit such funds. Criteria to be used by DOH in evaluating such requests will be released by August 2015.
- If you need predevelopment funding for one or more SSHP properties, you may submit an application for predevelopment funding using the ConApp. This predevelopment funding is available for SSHP properties (this funding is separate from the DOH predevelopment loan program described above). Applications will be accepted on a rolling basis.
- If you need financial assistance to address immediate capital needs of an SSHP property in anticipation of a revitalization or redevelopment in the future, you may apply for Pre-Transaction Critical Needs funding. The application will be released by August 2015. Applications will be accepted on a rolling basis.
- If you are seeking to rehabilitate or redevelop an SSHP property with DOH capital funding, with or without 4% LIHTCs and/or tax-exempt or taxable bond financing, you should submit a ConApp by the April 27, 2016 deadline. The NOFA for this round will be released by January 2016.

Housing Innovations – Small Projects:

- Developers seeking gap funding for small multi-family or homeownership projects that create new housing units may apply for financial assistance in this round. Projects that incorporate innovative approaches, including, for example, with respect to design, location, cost, affordability, and the incorporation of services, are especially encouraged. In this round, the maximum financial assistance for each project is \$2 million and the maximum total development cost per project is \$6 million. The NOFA for this round will be released by August 2015.

9% LIHTCs:

- If you are seeking 9% LIHTCs, you may apply to CHFA for an allocation of federal tax credits. The deadline is November 9, 2015. The program is described on CHFA's website. Additional information is available at <http://www.chfa.org/Rental%20Housing/for%20Developers%20and%20Sponsors/Funding%20Initiatives/Tax%20Credit%20Programs/LIHTC%20Program.aspx>. If you are also seeking DOH capital funding, you should indicate that need in the same application and DOH will review the request and determine whether DOH will commit such funds. Criteria to be used by DOH in evaluating such requests will be released by August 2015. The NOFA along with the Qualification Allocation Plan will be released by August 2015.

CDBG-DR Planning Funds:

- State, regional planning agencies, and/or local governments may apply for financial assistance to plan resiliency and mitigation investments throughout the most impacted counties of Fairfield, New Haven, Middlesex and New London. The NOFA, application, and the rating and ranking that will be used to evaluate these applications, will be available in September 2015.

CHAMP 8:

- Owners of existing affordable rental developments and developers of proposed new affordable multifamily rental developments seeking funding from DOH, with or without 4% LIHTCs and/or tax-exempt or taxable bond financing may apply for financial assistance in this round. Funding available in this round may, at DOH's discretion, include Housing Trust Fund Program funds, Affordable Housing Program funds, and/or federal HOME funds. The NOFA and the rating and ranking for the CHAMP 8 round will be released in September 2015.

Affordable Homeownership:

- Developers may apply for financial assistance for affordable homeownership projects that create new housing units, especially in high opportunity areas. The maximum financial assistance for each project is \$5 million. The NOFA for this round will be released by September 2015.

CDBG-Small Cities:

- Public comment regarding the 2015 application and the rating and ranking that was used to evaluate the 2015 applications will be solicited in August 2015. The application for the 2016 CDBG-Small Cities round, including the rating and ranking that will be used to evaluate these applications, will be available in December 2015.

Housing Tax Credit Contribution (HTCC) Program:

- If you are a non-profit developer in Connecticut, you may apply to CHFA for state tax credits up to \$500,000. Additional information about the HTCC program is available at <http://www.chfa.org/Rental%20Housing/for%20Developers%20and%20Sponsors/Funding%20Initiatives/Tax%20Credit%20Programs/HTCC%20Program.aspx>. The NOFA for this round will be released by November 2015.

Main Street Investment Fund:

- Municipalities with populations of less than 30,000 or STEAP eligible municipalities can apply for a grant for projects that are part of a plan previously approved by the governing body of the municipality to develop or improve town commercial centers to attract small businesses, promote commercial viability, and improve aesthetics and pedestrian access. Grants cannot exceed \$500,000. Additional information about the program, eligible activities, and the application can be found at <http://www.ct.gov/doh/cwp/view.asp?a=4513&q=530590>.

CHAMP 9:

- Owners of existing affordable rental developments and developers of proposed new affordable multifamily rental developments seeking funding from DOH, with or without 4% LIHTCs and/or tax-exempt or taxable bond financing may apply for financial assistance in this round. Funding available in this round may, at DOH's discretion, include Housing Trust Fund Program funds, Affordable Housing Program funds, and/or federal HOME funds. The NOFA and the rating and ranking for the CHAMP 9 round will be released by February 2016.

Guide to abbreviations:

LIHTCs means the federal low-income housing tax credits

ConApp means the Consolidated Application that is current as of the date of the applicable NOFA (available at <http://www.ct.gov/doh/cwp/view.asp?a=4513&q=530660>)

CHAMP means Competitive Housing Assistance for Multifamily Properties

CDBG-DR means Community Development Block Grant Disaster Relief program

HTCC means Housing Tax Credit Contribution program

IHZ means Incentive Housing Zones

TE bond projects means projects financed in part with tax-exempt bond proceeds

SSHP means the State-sponsored Housing Portfolio