

Department of Housing

DOH46900

Position Summary

Account	Actual FY 14	Governor Estimated FY 15	Governor Recommended		Legislative	
			FY 16	FY 17	FY 16	FY 17
Permanent Full-Time - GF	20	21	23	23	23	23

Budget Summary

Account	Actual FY 14	Governor Estimated FY 15	Governor Recommended		Legislative	
			FY 16	FY 17	FY 16	FY 17
Personal Services	1,849,132	2,035,008	2,234,652	2,242,842	2,234,652	2,242,842
Other Expenses	174,831	173,266	173,266	194,266	173,266	194,266
Other Current Expenses						
Elderly Rental Registry and Counselors	1,052,360	1,196,144	1,058,144	1,058,144	1,196,144	1,196,144
Fair Housing	293,313	0	0	0	0	0
Other Than Payments to Local Governments						
Tax Relief For Elderly Renters	21,607,330	0	0	0	0	0
Subsidized Assisted Living Demonstration	2,178,000	2,345,000	2,406,000	2,455,000	2,255,625	2,332,250
Congregate Facilities Operation Costs	7,105,908	7,784,420	7,783,636	8,054,279	7,783,636	8,054,279
Housing Assistance and Counseling Program	438,400	438,500	416,575	416,575	411,094	416,575
Elderly Congregate Rent Subsidy	2,167,081	2,162,504	2,162,504	2,162,504	2,162,504	2,162,504
Housing/Homeless Services	52,937,732	63,740,480	68,700,306	74,919,513	69,107,806	75,227,013
Other Than Payments to Local Governments						
Tax Abatement	1,444,646	1,444,646	0	0	1,118,580	1,153,793
Payment In Lieu Of Taxes	1,873,400	1,873,400	0	0	0	0
Housing/Homeless Services - Municipality	640,398	640,398	640,398	640,398	640,398	640,398
Nonfunctional - Change to Accruals	12,420	511,608	0	0	0	0
Agency Total - General Fund	93,774,951	84,345,374	85,575,481	92,143,521	87,083,705	93,620,064
Fair Housing	168,639	500,000	500,000	500,000	670,000	670,000
Agency Total - Banking Fund	168,639	500,000	500,000	500,000	670,000	670,000
Total - Appropriated Funds	93,943,590	84,845,374	86,075,481	92,643,521	87,753,705	94,290,064
Additional Funds Available						
Economic Development Fund	3,084,290	3,005,000	3,010,000	3,015,000	3,010,000	3,015,000
Housing Assistance Bond Fund - Taxable	21,110,634	32,000,000	32,000,000	32,000,000	32,000,000	32,000,000
Housing Assistance Bond Fd -Tax Exempt	5,537,326	6,000,000	6,000,000	6,000,000	6,000,000	6,000,000
Federal Funds	118,383,287	119,787,803	120,708,055	121,202,704	120,708,055	121,202,704
Private Contributions & Other Restricted	283,750	3,650,000	4,362,600	4,362,600	4,362,600	4,362,600
Agency Grand Total	242,342,877	249,288,177	252,156,136	259,223,825	253,834,360	260,870,368

Account	Legislative				Difference from Governor Recommended			
	FY 16		FY 17		FY 16		FY 17	
	Pos.	Amount	Pos.	Amount	Pos.	Amount	Pos.	Amount

Current Services

Adjust Funding to Reflect Wage & Compensation Related Costs

Personal Services	0	82,225	0	90,415	0	0	0	0
Total - General Fund	0	82,225	0	90,415	0	0	0	0

Governor

Provide funding of \$82,225 in FY 16 and \$90,415 in FY 17 to reflect current services wage-related adjustments such as annual increments, general wage increases, overtime, annualization, turnover, and other compensation-related adjustments.

Legislative

Same as Governor

Provide Funding and Position for Security Deposit Program

Personal Services	1	62,419	1	62,419	0	0	0	0
Housing/Homeless Services	0	(35,000)	0	(35,000)	0	(35,000)	0	(35,000)
Total - General Fund	1	27,419	1	27,419	0	(35,000)	0	(35,000)

Background

PA 13-234 consolidated various housing programs across state agencies into the Department of Housing, including the Security Deposit Guarantee and Rent Bank programs from the Department of Social Services (DSS). DSS previously administered the programs using in-house staff. Currently the Department utilizes contractors to administer the program; however, the contracts do not include all services related to these programs.

Governor

Provide funding of \$62,419 and one position for the administration of the Security Deposit Guarantee and Rent Bank program. This position would perform a portion of the duties currently contracted to a third party vendor, resulting in a savings related to that contract.

Legislative

Provide funding of \$62,419 and one position for the administration of the Security Deposit Guarantee and Rent Bank program. This position would perform a portion of the duties currently contracted to a third party vendor, resulting in a savings related to that contract. In addition, decrease funding for the Housing/Homeless Services account by \$35,000 in FY 16 and FY 17 from achieved savings resulting from the position. It is anticipated that this staff can perform the work currently provided through a contractor currently funded through the Other Expenses account.

Provide Funding to Support IT Maintenance

Other Expenses	0	0	0	21,000	0	0	0	0
Total - General Fund	0	0	0	21,000	0	0	0	0

Governor

Provide funding of \$21,000 in FY 17 to support IT software maintenance and support.

Legislative

Same as Governor

Apply Inflationary Increases

Other Expenses	0	1,413	0	3,205	0	0	0	0
Total - General Fund	0	1,413	0	3,205	0	0	0	0

Account	Legislative				Difference from Governor Recommended			
	FY 16		FY 17		FY 16		FY 17	
	Pos.	Amount	Pos.	Amount	Pos.	Amount	Pos.	Amount

Background

Applying inflationary factors to current year expenditures provides an estimate of the cost of continuing services into the next year.

Governor

Increase funding for the Other Expenses account by \$1,413 in FY 16 and an additional \$1,792 in FY 17 (for a cumulative total of \$3,205 in the second year) to reflect inflationary increases.

Legislative

Same as Governor

Adjust Funding for the Rental Assistance Program

Housing/Homeless Services	0	4,159,826	0	9,379,033	0	0	0	0
Total - General Fund	0	4,159,826	0	9,379,033	0	0	0	0

Background

The Rental Assistance Program is the major state-funded program for assisting very-low-income families to afford decent, safe, and sanitary housing in the private market.

Governor

Provide funding of \$4,159,826 in FY 16 and an additional \$5,219,207 in FY 17 (for a cumulative total of \$9,379,033 in the second year) to reflect the annualization and caseload adjustments related to the Rental Assistance Program.

Legislative

Same as Governor

Adjust Funding for Subsidized Assist. Living Demonstration

Subsidized Assisted Living Demonstration	0	61,000	0	110,000	0	0	0	0
Total - General Fund	0	61,000	0	110,000	0	0	0	0

Background

Under the Subsidized Assisted Living Demonstration program, the Department of Housing (DOH) provides grants to owners/managers of affordable housing units in the program on behalf of low or very-low income elderly residents. Pursuant to CGS 17b-347e, DECD joined a Memorandum of Agreement with the Office of Policy and Management, the Department of Public Health, and the Connecticut Housing Finance Authority to fund the Subsidized Assisted Living Demonstration program. DOH may set the rental subsidy in a manner consistent with the program.

Governor

Increase funding by \$61,000 in FY 16 and an additional \$49,000 in FY 17 (for a cumulative total of \$110,000 in the second year) for the Subsidized Assisted Living Demonstration to reflect the current need of the program.

Legislative

Same as Governor

Adjust Funding for the Congregate Housing Facilities Program

Congregate Facilities Operation Costs	0	(784)	0	269,859	0	0	0	0
Total - General Fund	0	(784)	0	269,859	0	0	0	0

Background

Connecticut currently has 24 state-funded elderly congregate housing facilities for low- and moderate-income seniors age 62 and older who are able to live independently but require some assistance (three additional facilities are anticipated in the FY 16-17 biennium). Funding from this account provides grants to housing authorities who own/operate state-financed congregate rental housing for the elderly, to offset the cost of social and supplementary services that would have occurred if they were prematurely placed in a nursing home.

Account	Legislative				Difference from Governor Recommended			
	FY 16		FY 17		FY 16		FY 17	
	Pos.	Amount	Pos.	Amount	Pos.	Amount	Pos.	Amount

Governor

Reduce funding by \$784 in FY 16 and increase funding by \$270,643 in FY 17 (for a cumulative total of \$269,859 in the second year) for the Congregate Facilities Operation Costs account to reflect current program requirements.

Legislative

Same as Governor

Policy Revisions**Eliminate Funding for the Moderate Rental PILOT Program**

Payment In Lieu Of Taxes	0	(1,779,730)	0	(1,779,730)	0	0	0	0
Total - General Fund	0	(1,779,730)	0	(1,779,730)	0	0	0	0

Background

The Payment-in-lieu-of-taxes (PILOT) account provides funding for local housing authorities to keep family rental units under the Moderate Rental Housing Program affordable. The Department of Housing makes PILOT payments to the municipality on land and improvements owned or leased by the local housing authority.

Governor

Eliminate funding of \$1,779,730 in FY 16 and FY 17 for the Moderate Rental PILOT program.

Legislative

Same as Governor.

Adjust Funding for the Tax Abatement Program

Tax Abatement	0	(235,776)	0	(218,621)	0	1,136,638	0	1,153,793
Total - General Fund	0	(235,776)	0	(218,621)	0	1,136,638	0	1,153,793

Background

Through the Tax Abatement program, the state makes partial tax payments to municipalities on behalf of non-profit owners of eligible rental housing in order to maintain rent at an affordable level for tenants. The program funds only those municipalities originally in the program; no new applicants are currently accepted.

Governor

Eliminate funding of \$1,372,414 in FY 16 and FY 17 for the Tax Abatement program.

Legislative

Reduce funding by \$235,776 in FY 16 and \$218,621 in FY 17 to achieve savings.

Provide Funding For Second Chance Society Initiatives

Housing/Homeless Services	0	900,000	0	1,800,000	0	(100,000)	0	(200,000)
Total - General Fund	0	900,000	0	1,800,000	0	(100,000)	0	(200,000)

Background

The Governor's proposed Second Chance Society initiatives include reducing or eliminating mandatory minimum sentences for nonviolent drug offenses, creating an expedited parole process, and reducing possession of narcotics to a misdemeanor. Funding is provided in the Department of Correction, State Department of Education, Department of Housing, Department of Mental Health and Addiction Services, Department of Labor and the Office of Policy and Management related to providing or managing additional services related to these initiatives. Additionally, funding is reduced in the Department of Correction related to a reduction in the prison population.

Governor

Provide funding of \$1 million in FY 16 and \$2 million in FY 17 for Rental Assistance Program subsidies to support the CT Collaboration on Re-Entry for Second Chance Society Initiative. This funding will support 100 additional rental units in the first year of the biennium and 200 in the second year.

Account	Legislative				Difference from Governor Recommended			
	FY 16		FY 17		FY 16		FY 17	
	Pos.	Amount	Pos.	Amount	Pos.	Amount	Pos.	Amount

Legislative

Provide funding of \$900,000 in FY 16 and \$1.8 million in FY 17 for Rental Assistance Program subsidies to support the CT Collaboration on Re-Entry for the Second Chance Society Initiative.

Provide Funding for the Medical Respite at Columbus House

Housing/Homeless Services	0	400,000	0	400,000	0	400,000	0	400,000
Total - General Fund	0	400,000	0	400,000	0	400,000	0	400,000

Background

The FY 14 budget included \$400,000 for the implementation of a medical respite program for homeless persons in the city of New Haven. While the budget did not explicitly include funding for the program in FY 15, the Department of Housing continued the program through FY 15.

Legislative

Provide funding of \$400,000 in FY 16 and FY 17 each to reflect the implementation of an ongoing medical respite program for homeless persons in the city of New Haven.

Provide Funding for Foreclosure Prevention

Fair Housing	0	170,000	0	170,000	0	170,000	0	170,000
Total - Banking Fund	0	170,000	0	170,000	0	170,000	0	170,000

Background

In 2012, the state received funding from the National Mortgage Settlement. Per a Memorandum of Understanding (MOU) between the Department of Banking and the Department of Economic and Community Development from 2012, \$510,000 was provided to the Connecticut Fair Housing Center for two staff attorney for a three year duration to support foreclosure prevention activities. On an annual basis, the funding equated to \$170,000 in each of FY 13-FY 15. This MOU and the funding agreement was transferred to the Department of Housing when it was established in FY 14.

Legislative

Provide \$170,000 in each of FY 16 and FY 17 to the Connecticut Fair Housing Center to continue funding foreclosure prevention activities.

Adjust Funding for Supportive Housing Facilities

Elderly Rental Registry and Counselors	0	0	0	0	0	138,000	0	138,000
Total - General Fund	0	0	0	0	0	138,000	0	138,000

Background

PA 14-47, the revised FY 15 budget, provides funding of \$138,000 in FY 15 for the Columbus House to support the costs associated with Resident Service Coordinator/Case Manager services at the Jefferson Complex in New Britain and the Horace Bushnell Apartments in Hartford.

Governor

Eliminate funding of \$138,000 in FY 16 and FY 17 for supportive housing assistance for the Jefferson Complex and Horace Bushnell Apartments to achieve savings.

Legislative

Maintain funding in FY 16 and FY 17 for supportive housing assistance for the Jefferson Complex and Horace Bushnell Apartments.

Transfer Architects from DECD

Personal Services	1	55,000	1	55,000	0	0	0	0
Total - General Fund	1	55,000	1	55,000	0	0	0	0

Account	Legislative				Difference from Governor Recommended			
	FY 16		FY 17		FY 16		FY 17	
	Pos.	Amount	Pos.	Amount	Pos.	Amount	Pos.	Amount

Background

PA 13-247 transferred the housing functions under the Department of Community Development to the Department of Housing.

Governor

Transfer funding of \$55,000 and two architect positions from the Department of Economic and Community Development. One position is funded through the General Fund while the other is funded through the Housing Repayment Revolving Loan Fund.

Legislative

Same as Governor

Reduce Funding for Subsidized Assist. Living Demonstration

Subsidized Assisted Living Demonstration	0	(150,375)	0	(122,750)	0	(150,375)	0	(122,750)
Total - General Fund	0	(150,375)	0	(122,750)	0	(150,375)	0	(122,750)

Background

Under the Subsidized Assisted Living Demonstration program, the Department of Housing (DOH) provides grants to owners/managers of affordable housing units in the program on behalf of low or very-low income elderly residents. Pursuant to CGS 17b-347e, the Department of Economic and Community Development (predecessor to DOH) joined a Memorandum of Agreement (MOA) with the Office of Policy and Management, the Department of Public Health, and the Connecticut Housing Finance Authority to fund the Subsidized Assisted Living Demonstration program. The DOH may set the rental subsidy in a manner consistent with the program.

Legislative

Reduce funding for the Subsidized Assisted Living Demonstration by \$150,375 in FY 16 and \$122,750 to achieve savings.

Adjust Funding for the Public Housing Resident Network

Housing/Homeless Services	0	(7,500)	0	(7,500)	0	142,500	0	142,500
Total - General Fund	0	(7,500)	0	(7,500)	0	142,500	0	142,500

Background

The Public Housing Resident Network is a statewide 501(c)(3) nonprofit organization of residents working to preserve and improve their publicly-assisted communities. PA 14-47, the revised FY 15 budget, provides \$150,000 to PHRN in FY 15.

Governor

Eliminate funding of \$150,000 for a grant to the Public Housing Resident Network.

Legislative

Reduce funding for the grant to the Public Housing Resident Network by \$7,500 in both FY 16 and FY 17. The total net appropriation is \$142,500 in each fiscal year.

Rollout of FY 15 Rescissions

Housing Assistance and Counseling Program	0	(27,406)	0	(21,925)	0	(5,481)	0	0
Housing/Homeless Services	0	(50,000)	0	(50,000)	0	0	0	0
Tax Abatement	0	(90,290)	0	(72,232)	0	(18,058)	0	0
Payment In Lieu Of Taxes	0	(93,670)	0	(93,670)	0	0	0	0
Total - General Fund	0	(261,366)	0	(237,827)	0	(23,539)	0	0

Background

The Governor implemented General Fund rescissions totaling \$86.3 million across state agencies. The Governor's FY 16 and FY 17 budget includes the rollout of \$31.7 million of FY 15 rescissions across various agencies.

Governor

Reduce funding of \$237,827 in both FY 16 and FY 17 to reflect the rollout of the Governor's FY 15 rescissions.

Account	Legislative				Difference from Governor Recommended			
	FY 16		FY 17		FY 16		FY 17	
	Pos.	Amount	Pos.	Amount	Pos.	Amount	Pos.	Amount

Legislative

Reduce funding of \$237,827 in both FY 16 and FY 17 to reflect the rollout of the Governor's FY 15 rescissions and additionally reduce various accounts by \$23,539 in FY 16.

Eliminate Inflationary Increases

Other Expenses	0	(1,413)	0	(3,205)	0	0	0	0
Total - General Fund	0	(1,413)	0	(3,205)	0	0	0	0

Governor

Reduce various accounts by \$1,413 in FY 16 and \$3,205 in FY 17 to reflect the elimination of inflationary increases.

Legislative

Same as Governor

Consolidate Funding for GAAP

Nonfunctional - Change to Accruals	0	(511,608)	0	(511,608)	0	0	0	0
Total - General Fund	0	(511,608)	0	(511,608)	0	0	0	0

Governor

Reduce funding by \$511,608 in FY 16 and FY 17 to reflect the consolidation of Generally Accepted Accounting Principles (GAAP) funding within the Office of the State Comptroller - Miscellaneous Accounts.

Legislative

Same as Governor

Totals

Budget Components	Legislative				Difference from Governor Recommended			
	FY 16		FY 17		FY 16		FY 17	
	Pos.	Amount	Pos.	Amount	Pos.	Amount	Pos.	Amount
Governor Estimated - GF	21	84,345,374	21	84,345,374	0	0	0	0
Current Services	1	4,331,099	1	9,900,931	0	(35,000)	0	(35,000)
Policy Revisions	1	(1,592,768)	1	(626,241)	0	1,543,224	0	1,511,543
Total Recommended - GF	23	87,083,705	23	93,620,064	0	1,508,224	0	1,476,543
Governor Estimated - BF	0	500,000	0	500,000	0	0	0	0
Policy Revisions	0	170,000	0	170,000	0	170,000	0	170,000
Total Recommended - BF	0	670,000	0	670,000	0	170,000	0	170,000

Other Significant Legislation

PA 15-5 JSS, An Act Implementing Provisions Of The State Budget For The Biennium Ending June 30, 2017 Concerning General Government, Education And Health And Human Services

Sections 418 - 419 transfer from the Department of Children and Families (DCF) to the Department of Housing (DOH) the responsibility for administering the state's homeless youth program in FY 18. DOH must run the program within available appropriations, just as DCF must do under existing law.

The bill expands program eligibility to include homeless youth age 23 or younger, instead of only those under age 21. By law, the program may provide public outreach, respite housing, or transitional living services to youth who are homeless or at risk of homelessness.

PA 15-244, An Act Concerning the State Budget for the Biennium Ending June 30, 2017, and Making Appropriations Therefor, and Other Provisions Related to Revenue, Deficiency Appropriations and Tax Fairness and Economic Development

Sections 10, 11, 12, 38 and 41 contain provisions that allow the Secretary of the Office of Policy and Management (OPM) to allocate specific lapses to state agencies in the three branches of government (these are typically called holdbacks). The agency's FY 16 appropriation levels will be reduced by the amounts shown in the table below to achieve the lapses included in PA 15-244 and PA 15-5 JSS. This includes a General Lapse of \$6,560, a Statewide Hiring Reduction of \$34,342, and a General Employee Lapse of \$9,688. See the FY 16 Holdbacks schedule in Section V of this document for a further description of these statewide savings targets.

PA 15-5 JSS, An Act Implementing Provisions of the State Budget for the Biennium Ending June 30, 2017, Concerning General Government, Education, Health and Human Services and Bonds of the State

Section 156 contains provisions that allow the Secretary of the Office of Policy and Management (OPM) to allocate specific lapses to state agencies in the three branches of government (these are typically called holdbacks). The agency's FY 16 appropriation levels will be reduced by the amounts shown in the table below to achieve the lapses included in PA 15-244 and PA 15-5 JSS. This includes a Targeted Savings of \$17,942. See the FY 16 Holdbacks schedule in Section V of this document for a further description of these statewide savings targets.

Account	Appropriation \$	Reduction Amount \$	Net Remaining \$	% Reduction
Personal Services	2,234,652	(50,590)	2,184,062	2.26%
Elderly Rental Registry and Counselors	1,196,144	(17,942)	1,178,202	1.50%