



**Testimony of the Connecticut Association of Not-for-profit Providers For the Aging**

**To the**

**PLANNING AND DEVELOPMENT COMMITTEE**

**Regarding**

**S. B. No. 495, AN ACT CONCERNING THE PUBLIC HOUSING PILOT PROGRAM AND THE  
LOW AND MODERATE INCOME HOUSING TAX ABATEMENT**

**Submitted by Mag Morelli, President**

**March 3, 2008**

*CANPFA members serve thousands of people every day through mission-driven, not-for-profit organizations dedicated to providing the services people need, when they need them, in the place they call home. Our members offer the continuum of aging services: assisted living residences, continuing care retirement communities, residential care homes, nursing homes, home and community based services, and senior housing.*

Good afternoon members of the Planning and Development Committee. My name is Mag Morelli and I am the president of the Connecticut Association of Not-for-profit Providers for the Aging (CANPFA), an organization of over 130 non-profit providers of aging services representing the full continuum of long term care, including affordable senior housing.

I am here today to speak in support of Senate Bill 495 and to specifically ask for the restoration of the \$1.7 million in funding for the Tax Abatement Grant program for nonprofit-sponsored affordable housing that was eliminated in last year's budget. Three of CANPFA's housing members providing a total of 673 units of affordable senior housing have been affected by these cuts. These non-profit providers, Immanuel House in Hartford, Towers One/Tower East in New Haven, and King's Daughters and Sons Housing in Norwalk, are now being asked to absorb tax payments of in the tens of thousands of dollars - and they may not be able to do so.

This cut to non-profit senior housing does not make sense from the perspective of the state's *Long Term Care Plan* that calls for a *balanced* system of aging services. The state's plan places a priority on providing home-centered care that will allow older adults to remain at home and receive long term care services in the community. As we move toward making this balanced system a reality, affordable residential options must be made available so that low- and modest- income older adults can indeed remain at home.

Unfortunately many seniors cannot find decent housing at a cost they can afford, especially if they require adaptations to accommodate physical limitations or services to help them age in place. In fact, efforts to transition people from skilled nursing facilities back into community-based settings are often stymied by the lack of suitable and affordable housing. If the state truly wants to move toward providing a more balanced continuum of long term care, it needs to *invest* in affordable housing alternatives, so that older adults can have the opportunity to remain in the communities that they have lived in and be near the families that they love. The state needs to reinstate these tax abatement funds and demonstrate their commitment to providing affordable community based options for older adults. Passing the buck to the stressed municipalities is not acceptable.

Thank you for your consideration of this testimony.

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