

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

In Support of

**Senate Bill 867, An Act Concerning State Assistance for Preservation of the State
Housing Portfolio**

**Senate Bill 868, An Act Concerning Payment in Lieu of Taxes for Public Housing and
the Low and Moderate Income Tax Abatement Program**

Presented by Mag Morelli, President

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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 Senator Gomes, Representative Green, and members of the 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 150 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 Bills 867 and 868 and specifically to the permanent restoration of the \$1.7 million in funding for the Tax Abatement Grant program for nonprofit-sponsored affordable housing. Three of CANPFA's housing members providing a total of 673 units of affordable senior housing will be affected by the loss of these funds. If these funds are not permanently restored, these non-profit providers, Immanuel House in Hartford, Towers One/Tower East in New Haven, and King's Daughters and Sons Housing in Norwalk, will be 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 and *preserve* 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.

Thank you for your consideration of this testimony.

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