

Testimony Before: Finance, Revenue & Bonding Committee  
Public Hearing – March 12, 2012

SUPPORT: S.B. 25 – An Act Authorizing and Adjusting Bonds of the State for  
Capital Improvements, Transportation and Other Purposes

Testimony by: Nancy L. Hadley, Executive Director, Mutual Housing Association of  
Southwestern Fairfield County.

Senator Daily, Representative Widlitz and members of the Committee, thank you for the opportunity to testify before you today.

My name is Nancy Hadley. I am the new Executive Director of Mutual Housing Association of Southwestern Connecticut. This January, I succeeded Larry Kluetsch's nineteen year leadership of this twenty-year old not for profit housing development corporation. MHA of Southwestern Fairfield County owns and manages over 450 affordable housing units in Trumbull, Bridgeport, Fairfield, Norwalk and Stamford. We have another 100 affordable units in the pipeline.

Just last Friday we started the two week construction closing process on an additional 51 units of affordable senior housing in Wilton. On the **job creation** front, this seven million construction contract will generate 20 full-time construction jobs and a myriad of part time jobs for the construction trades. The economic spin off to the suppliers will be significant. Once the development opens in June, 2013, permanent jobs will be created for property management, maintenance, resident service coordinators, food service coordinator and a variety of service contracts including landscaping, security, and the like. There is no question that the approval of the bonding contained in S.B. 25 will **generate the critical job creation that Connecticut needs to spur its economic recovery**. The other non profit and for profit developers are ready to put this bonding to good work, creating jobs and providing affordable housing to Connecticut residents.

The financing of this new Wilton development includes Low Income Housing Tax Credits through CHFA, DECD funding, and a \$2 million private contribution by the good people of Wilton. This project was several years in the making. The original plan was for 75 units however due to the shortage of funding, the first phase is 51 units. This project needs the **congregate housing capital funding** that is also part of SB 25, which links to one congregate meal and weekly housekeeping services can be provided to the seniors as they age in place. The provision of **Rental Assistance Payments** will also help those seniors that lose a spouse, employment, or the family contribution. The last thing we want to do is to evict a tenant from an affordable housing unit. Where would they go? It just isn't in my gene pool to evict a rent burdened senior. Therefore our support for the congregate and rental assistance payments is strong.

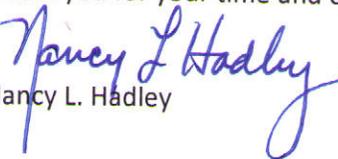
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Finally I want to address the preservation funding that is included in SB 25. MHA owns Parkside Gables located in Stamford Connecticut. Parkside Gables was one of the original moderate housing programs of the Department of Housing, now in the CHFA portfolio. This twenty-one year old development has no mortgage but the requirements of the Department of Housing have been to limit the tenant contribution to 30% of median income. Over the years, MHA has been diligent in keeping every single operating cost down however to no fault of the tenant nor MHA, there is significant deferred maintenance. For example we have several tenants paying the minimum rent of \$300 per month which in no way relates to the actual operating costs, taxes and funding of reserves. The bonding included in SB 25 will enable MHA to apply for the essential rehabilitation funding to give this community another 20 year life expectancy. I urge your support of SB 25.

Thank you for your time and consideration.

  
Nancy L. Hadley