



National Association of Housing and Redevelopment Officials
Connecticut Chapter
P. O. Box 93
Rockfall, CT 06481
Phone: (860) 508-4896
Fax: (860) 788-2331

www.conn-nahro.org

To: Connecticut State Joint Committee on Housing

Re: Written Testimony Regarding SB 336, SB 337

From: Sandra Desrosiers

41 Beelzebub Road

South Windsor, Connecticut 06074

I support the passage of Senate Bills 336 and 337. The occurrence of young disabled residents overwhelming the number of elderly/disabled residents in state-sponsored elderly housing are numerous. The legislators establishing senior housing recognized the need to accommodate an economically diverse tenant base. An income maximum of 80% a.m.i. per household ensured that these housing complexes could maintain financial sustainability and provide affordable housing for a diverse population because rents paid by tenants were high enough to support each project.

However, today's reality is that younger disabled residents are paying substantially less than their senior counterparts and staying considerably longer. The project cannot economically sustain without the mix of incomes that were originally envisioned and expected.

It should be noted that the younger disabled tenant is likely to maintain residency for twenty-five years or more aging in place while paying the minimum rent throughout their tenancy. The senior resident is likely to require tenancy in a unit for ten to fifteen years. When a community becomes overwhelmed with a significant population of its residents requiring subsidy from the minority population, the community is no longer financially sustainable.

Further, without a cap on the non-elderly population to occupy these elderly housing projects, the next wave of baby boomers gaining eligibility for senior housing are less likely to find affordable options because the younger disabled population are exhausting available rental units and waiting lists.

The Federal government and our neighbors in Massachusetts have recognized the need to secure affordable housing availability for our senior citizens and it is time for Connecticut to do the same, if we want to keep our state-sponsored elderly housing.

Respectfully submitted,

Sandra Desrosiers

