

Written Testimony of: Neil J. Griffin, Executive Director
Housing Authority of the Town of Glastonbury

**Housing Committee
March 1, 2016**

S.B. 155 An Act Concerning the Allocation of Low Income Housing Tax Credits

Distinguished members of the Housing Committee, thank-you for the opportunity to comment on S.B. 155. As Executive Director of the Housing Authority of the Town of Glastonbury, past President of Connecticut NAHRO I offer my opposition on S.B 155 An Act Concerning the Allocation of LIHTC.

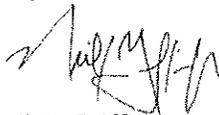
Affordable housing in areas of high opportunity is an important need in the affordable housing field, but it is not the only affordable housing need.

The bills proposed language would adversely impact the Qualified Allocation Plan (QAP) process. For over twenty-nine years the QAP process, which includes a known process for public input, has provided for an annual review of affordable housing needs in the state. The resulting process produces a QAP that provides incentives to address the many affordable housing needs. The QAP process is well documented, tested, understood and generally well respected.

Better public policy to incentivize affordable housing development in areas of high opportunity would be to utilize the time-tested process of the QAP and provide points that would allow viable developments in areas of high opportunity to be funded. The QAP could even be used to create an exceptional priority for developments in areas of high opportunity.

In closing the LIHTC is one of the core means of financing a variety of affordable housing needs. The flexibility required to fund these developments through an annual public process, as the development of the QAP is, should remain dynamic and not be made static by statutorily restricting the process.

Respectfully submitted,



Neil J. Griffin
Executive Director