

Public Testimony in Support of H.B. 5049
Mabel Carroll, Publicly-assisted Housing Resident Network, PHRN
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Good afternoon. My name is Mabel Carroll. I live at 130 Wilmot Road in New Haven, Connecticut. I am a member of the Publicly-assisted Housing Resident Network, PHRN, a resident-led nonprofit organization of public housing and publicly-assisted housing residents throughout the state.

Affordable housing PILOT (Payment In Lieu Of Taxes) payments have been disbursed for at least the last 40 years by the state of Connecticut to some cities and towns as a way to assist those municipalities in the provision of affordable housing to low income and very low income families. Affordable housing PILOT payments were contributed to the municipalities "In Lieu" of property taxes for state moderate rental housing communities.

In fiscal year 2015, the PILOT payments went to 16 municipalities on behalf of 34 state public housing communities and their more than 3400 families. PILOT payments ended as of June 30, 2015, when PILOT funds were removed from the state's 2016 budget. At the same time, protections for tenants against rent increases due to the defunding of the PILOT program were included in the budget. However, the protections were for **ONE YEAR ONLY**. They end on June 30, 2016.

Budget proposals for next year's budget do not contain affordable housing PILOT payments to the 16 municipalities that were in the PILOT payment program last year. Naturally, PHRN is very concerned about the more than 3400 low income families who could be subject to immediate rent increases AVERAGING \$70/MONTH due to the loss of PILOT income. H.B 5049 proposes to extend protections from rent increases caused by the state's continued defunding of affordable housing PILOT to affected tenants for **TWO MORE YEARS**. For that reason, we support H.B. 5049 and urge its passage.

Let me add that our organization supports the **PERMANENT EXTENTION** for affected residents of the current moratorium on rent increases due to the loss of the affordable housing PILOT Program. In addition, we support the inclusion of tenants living in properties assisted by the state's affordable housing Tax Abatement Grant Program in a **PERMANENT EXTENSION** of the current moratorium. The Tax Abatement Grant Progra was cut from the budget on December 31, 2016. We believe that more than 6,000 residents living in 60 non-profit owned affordable housing communities in 14 municipalities will AVERAGE a \$35/MONTH rent increase beginning July 1, 2016, unless these residents are protected also.

Thank you for your time and attention.