Housing Committee
JOINT FAVORABLE REPORT

Bill No.: HB-6356
Title: AN ACT CONCERNING PAYMENT IN LIEU OF TAXES FOR STATE HOUSING AUTHORITY PROPERTIES.
Vote Date: 3/7/2019
Vote Action: Joint Favorable Substitute
PH Date: 2/14/2019

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SPONSORS OF BILL:
The Housing Committee,

REASONS FOR BILL:
This bill would provide municipalities with payment in lieu of taxes for state housing authority properties.

SUBSTITUTE LANGUAGE:
LCO No. 5533: This substitute language changes “may” to “shall” in lines 5 and 39, as well as changing “a” municipality to “each” municipality in lines 6, 40 and 70.

RESPONSE FROM ADMINISTRATION/AGENCY:
None Stated.
NATURE AND SOURCES OF SUPPORT:

Susan Johnson, 49th Dist., State Representative; supports this bill, stating that State Housing Authority properties have historically had Payment In Lieu of Taxes (PILOT) paid to municipalities by the State of Connecticut which was removed from the state budget in 2015. It was stated that Windham in particular has multiple tax-exempt properties which causes the mill rate and local property taxes to be higher than usual.

Sean Ghio, Policy Director, Partnership for Strong Communities; supports this bill, stating that it recognizes the importance of preserving the existing housing stock and ensuring Connecticut’s residents have high quality housing.

Zachary McKeown, Legislative Associate, CT Conference of Municipalities; supports this bill, stating that PILOT reimbursements to municipalities has been inadequate and this bill would require the Commissioner of Housing to enter into a contract with each municipality to make payments in lieu of taxes to the municipality on land and improvements owned or leased by the housing authority.

Raphael L. Podolsky, Public Policy Advocate, Connecticut Legal Services; supports this bill with an amendment, stating that it would address the issue by requiring the state to resume funding to municipalities of Moderate Rental PILOT payments. It was stated than an amendment should be made to eliminate the end date altogether or extend it.

NATURE AND SOURCES OF OPPOSITION:

None Stated.

Reported by: Eileen Bronko          Date: 3/14/19