

Housing Committee JOINT FAVORABLE REPORT

Bill No.: SB-186

AN ACT CONCERNING PAYMENTS IN LIEU OF TAXES TO MUNICIPALITIES

Title: FOR HOUSING AUTHORITIES.

Vote Date: 3/10/2020

Vote Action: JF To Floor

PH Date: 2/27/2020

File No.:

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SPONSORS OF BILL:

The Housing Committee

[Sen. Martin M. Looney, 11th Dist.](#)

REASONS FOR BILL:

To provide municipalities in which a housing authority is located with payments in lieu of taxes (PILOT) to make up for the loss of taxable property on a municipality's tax roll.

RESPONSE FROM ADMINISTRATION/AGENCY:

None Stated.

NATURE AND SOURCES OF SUPPORT:

Sen. Martin M. Looney, 11th Dist. – support – this bill would expand the Payment In Lieu of Taxes (PILOT) program under which the state reimburses municipalities for some of the revenue lost due to tax-exempt status of properties owned by the state, colleges and hospitals to include property owned or leased by a housing authority. This could provide some relief for central cities that are struggling to provide much needed affordable housing for their residents. I believe we should work to create incentives for municipalities to provide high quality affordable housing across the state.

Kiley Gosselin – Executive Director – Partnership For Strong Communities – support – SB-186 - recognizes the importance of preserving our existing housing stock and ensuring Connecticut's residents have high quality housing through the state making Payment in Lieu of Taxes to municipalities for housing authority properties. We support PILOT payments to

municipalities for affordable housing properties. Across the state, a large portion of existing rental housing stock is aging and in poor condition. Providing municipalities and affordable housing managers the tools and incentives to preserve and improve the quality of this housing, including PILOT payments, is critical to the health and safety of tenants as well the state's economic growth.

Zachary McKeown – Legislative Associate – Connecticut Conference of Municipalities (CCM)
– **support** – CCM supports receiving PILOT payments for hosting housing authority properties but **we are concerned with the provision in SB-186 that seeks to exclude, limit or remove cooperation agreements.** There have been historically inadequate levels of PILOT reimbursements to towns and cities. CCM welcomes any proposal that would require PILOT payments for the removal of taxable property from a municipality's tax rolls; however, there are provisions within both proposals that would either exclude municipalities that have a cooperation agreement from PILOT payments, or reduce them. If PILOT payments are not made by the state, municipalities must be able enter into cooperation agreements.

NATURE AND SOURCES OF OPPOSITION:

None Stated.

Reported by: Karen Godbout

Date: 03/09/2020