



**Testimony in Support of H.B. 6418:  
An Act Concerning Abandoned and Blighted Property Receivership**

Senator Cassano, Representative McCarthy Vahey, and members of the Planning and Development Committee, thank you for the opportunity to provide testimony in support of H.B. 6418, An Act Concerning Abandoned and Blighted Property Receivership. I am Jim Horan, Executive Director of the Connecticut program of the Local Initiatives Support Corporation (LISC).

LISC is a national community development organization that has been working in Connecticut since 1984. LISC supports revitalization efforts in cities and towns across the state. As part of that work, we manage the Connecticut Vibrant Communities Coalition (CVCC). This coalition is dedicated to transforming vacant, abandoned, and deteriorated properties into productive community assets. CVCC is comprised of municipalities and partner organizations which address these goals through education, peer learning, leadership and policy development.

In 2019, we, along with other members of the Connecticut Vibrant Communities Coalition (CVCC), supported the passage of Public Act 19-92, An Act Concerning Abandoned and Blighted Property Receivership. This legislation makes it possible for qualified entities to petition the court to become the receiver of a vacant or abandoned property, carry out necessary rehabilitation, and return it to productive use. This legislation enables municipalities to transform problem properties into productive and tax-paying uses such as quality housing, economic development and community facilities.

The receivership legislation provides a very important tool to communities. However, eligibility is currently restricted to those communities with populations of 35,000 or greater. This threshold limits the ability of CVCC member towns like Derby, Torrington, Windsor Locks, Newington, and New London from accessing the receivership process. In fact, less than 20% of Connecticut's municipalities reach the existing threshold, despite the pressing need to address blighted properties. At LISC, we see that many smaller communities can benefit from this tool, particularly in the older industrial sections of towns.

On behalf of LISC and other members of the Connecticut Vibrant Communities Coalition, I ask for your support in approving H.B. 6418, which will remove the population limit for receivership. This step will enable all of Connecticut's communities to access the tools they need to ensure an outstanding quality of life and strong economic base.

Thank you for the opportunity to present this testimony.