

# Housing Committee JOINT FAVORABLE REPORT

**Bill No.:** HB-5158

AN ACT CONCERNING THE STANDARDIZED VALUATION OF AFFORDABLE

**Title:** RENTAL HOUSING.

**Vote Date:** 2/29/2024

**Vote Action:** Joint Favorable

**PH Date:** 2/20/2024

**File No.:**

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## **SPONSORS OF BILL:**

Housing Committee

## **REASONS FOR BILL:**

To standardize the methodology used to determine the present true and actual value of real property that's classified as affordable housing. The current methods could create ambiguity for tax assessors in some municipalities and therefore, this bill seeks to standardize and create a consistent method.

## **RESPONSE FROM ADMINISTRATION/AGENCY:**

[Seila Mosquera-Bruno, Commissioner, Department of Housing \(DOH\)](#): Commissioner Mosquera-Bruno supports the technical changes of section 8-216a of the general statutes. Specifically, she states that, "This section was intended to standardize the methodology used in the valuation of affordable housing, allowing for consistent and predicable costs associated with the impact of real property taxes on the operations of 100% affordable housing properties across the state." She goes on to explain how the proposed technical changes would remove a reference to a prior section of the statute that has created ambiguity for municipalities. This change will result in consistent and predictable costs associated with real property taxes for these properties.

## **NATURE AND SOURCES OF SUPPORT:**

[Mag Morelli, President, LeadingAge Connecticut](#): Supports creating a uniform method that local assessors can use to value affordable housing.

[Constance Hicks](#): Supports the bill.

[Jack Keskeny](#): Supports the bill due to rising housing costs affecting the prices of housing that is deemed "affordable."

[Steve Zales](#): Supports addressing issues with Connecticut's housing system.

#### **NATURE AND SOURCES OF OPPOSITION:**

[Mendel Deitsch, Property Manager](#): Opposes the bill.

[Anne Manusky, President, Connecticut Republican Assembly](#): Opposes this bill and states that, "The current majority party continues to attempt to usurp the liberties, rights and privileges of the people of Connecticut."

[Nakita Norton](#): Opposes the bill.

[Landlord, Alex Rivera](#): Opposes the bill.

[Anonymous, Landlord](#): Opposes the bill.

**Reported by: Mario Volpe**

**Date: 3/12/2024**