

September 16, 2015

Dear Members of the State Tax Panel:

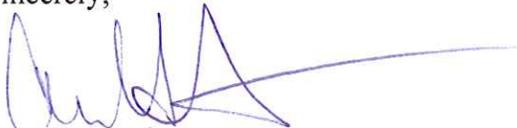
My name is Annette Sanderson. I am the Executive Director of The Housing Authority of the City of Hartford ("HACH"). I am submitting this testimony to you regarding the Payments in Lieu of Taxes ("PILOT") that housing authorities rely upon annually to support public housing to families and individuals in 16 communities, including the City of Hartford.

The HACH currently owns and manages two State Moderate Rental developments that provide homes for lower income families. Over the years, the PILOT payments have allowed us to keep the rents at those developments at affordable levels. The current average rent payment for the residents in those two developments is approximately \$452.00. If the PILOT payments were eliminated, HACH would have to substantially raise rents. For example, if HACH had not received the \$480,000 that it received for the current fiscal year, we would have had to raise the rents by at least \$239.00 (on average) in order to offset the lack of the PILOT payment. Some of our residents' incomes could not support an increase in their base rent, leaving them with no other housing alternative.

The permanent elimination of PILOT payments would also impact other communities. These communities include: Bristol, Danbury, East Hartford, Enfield, Greenwich, Mansfield, Meriden, Middletown, New Haven, Bridgeport, New London, Norwalk, Norwich, Seymour, Sharon, Stamford, Stratford, Westport, Wethersfield, and Willimantic. The thousands of residents that currently reside in the State Moderate housing developments located in those communities will also be subjected to higher rental payments without restoration of the PILOT program.

PILOT payments have been in place for many years. This funding has been essential in assisting communities such as Hartford with providing decent, safe, and affordable housing. I strongly recommend that funding for the PILOT program be included in the 2016-2017 budget. Furthermore, I am hopeful that a long-term solution is considered so that housing authorities can continue to maintain affordable rent levels for their residents.

Sincerely,



Annette Sanderson
Executive Director

