



## 2008 LEGISLATIVE AGENDA

- **PILOTS AND TAX ABATEMENT GRANTS** - The legislature must restore \$3.9 million for Payments-in-Lieu-of-Taxes (PILOTs) for public housing and Tax Abatement Grants for nonprofit housing, cut from the new state budget. Many of our state's poorest families face devastating rent increases. While all municipalities enjoyed increases in state aid, only those who had chosen to host affordable housing will incur this loss. Only residents in public housing and nonprofit housing lost their PILOTs. Every other PILOT was maintained – even for the Governor's Mansion in Hartford!
- **PRESERVING STATE HOUSING ASSETS** - Over 17,700 Connecticut families, seniors and people with disabilities live in housing that was constructed with the help of state financing. This "state housing portfolio" requires over \$500 million in capital improvements—ranging from emergency repairs to full redevelopment in some locations. Yet the cost to replace this housing would exceed \$3 billion. \$10 million committed last year to the new Sustainability Fund is an important start, but clearly inadequate. The state must provide sufficient resources for the rehabilitation and revitalization of Connecticut's housing assets, protecting over fifty years of past state investment.
- **STATE HOUSING TAX CREDIT** - Connecticut should expand its popular, effective program of tax incentives to businesses that contribute to nonprofit-sponsored affordable housing, increasing credits available to \$20 million annually. Between 2002 and 2007, these credits provided more than 11-to-1 leveraging, producing 3,050 units of affordable housing representing nearly \$450 million in total development activity. In 2007, 21 proposals were not funded because credits were exhausted. If an additional \$10 million in credits had been available, we could have produced another 480 affordable units representing \$98 million in total housing production.
- **RENTAL ASSISTANCE** - The state Rental Assistance Program (RAP) assists families facing crushing housing costs to pay the rent in the private market, while helping struggling landlords to maintain decent properties. When the state opened its waiting list for RAP and Section 8, over 48,000 applied for approximately 1,000 available subsidies. Connecticut must restore funding to the RAP program and at least return to its prior service level of 2,600 families, requiring an additional appropriation of \$5.4 million in FY 09.
- **PREDATORY LENDING AND FORECLOSURE PREVENTION** - The Governor's Sub-prime Lending Task Force estimates that 21,000 sub-prime loans will re-set to higher interest rates between now and 2009, threatening widespread defaults in communities across Connecticut. A two-pronged approach must both assist the current victims of predatory lending and impose higher standards on the lending industry to prevent this crisis from recurring.
- **HOUSING PROGRAM FOR ECONOMIC GROWTH** - Last year's HOMEConnecticut legislation encourages municipalities to create higher density residential zones with set-asides for affordable housing. Additional appropriations are required for expanded incentives to towns, technical assistance for developers, and project-based rental assistance to serve lower income families.
- **SUPPORTIVE HOUSING** - Connecticut should accelerate its production of supportive housing and fund 650 new units in FY 09, to progress toward the state's 10-year goal of 10,000 units.

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