

ORDER OF THE BOARD OF ALDERMEN OF THE CITY OF NEW HAVEN
CALLING FOR THE CREATION OF AN AFFORDABLE HOUSING TAX
ABATEMENT WORKING GROUP AND INSTITUTING A MORATORIUM ON
NEW AFFORDABLE HOUSING TAX ABATEMENT AGREEMENTS OR
EXTENSIONS OF EXISTING AGREEMENTS UNTIL A COMPREHENSIVE
POLICY CAN BE ADOPTED .

WHEREAS: As municipal budgets become more difficult to balance, the maintenance and allocation of local tax revenues becomes an issue of increasing importance; and

WHEREAS: It is necessary to periodically examine all of our policies to ensure that we are making fair and balanced decisions; and

WHEREAS: The Board of Aldermen has received several requests to approve new tax abatement agreements for various affordable housing projects and other requests to extend existing agreements; and

WHEREAS: There are approximately thirty such tax abatement agreements currently in place, costing the City approximately \$4 million annually; and

WHEREAS: The City firmly supports the retention and creation of affordable, workforce, and supportive housing; and

WHEREAS: It benefits the City to review these requests as a whole, rather than piecemeal and in accordance with an established comprehensive policy; and

WHEREAS: The Board of Aldermen have decided that the best method of establishing such a comprehensive policy would be to create an Affordable Housing Tax Abatement Working Group (the “Working Group”); and

WHEREAS: Working Group should consist of Aldermen, City staff members from the Finance Department, Economic Development Administration, Livable City Initiative, and Corporation Counsel, and business and community leaders in the finance and development fields; and

WHEREAS: The Working Group should be tasked with the development of a series of legislative and programmatic recommendations concerning the assessment and taxation of the City’s existing and future affordable and supportive housing developments; and

WHEREAS: The Working Group should deliver recommendations within six months of being established; and

WHEREAS: A moratorium should be imposed on new abatements or extensions of

existing affordable housing tax abatements while the Working Group drafts its recommendations; and

WHEREAS: The moratorium is not intended to discourage or delay approval or consideration of tax abatement requests by individual homeowners who are poor and require assistance with property tax payments;

NOW THEREFORE, be it ordered by the New Haven Board of Aldermen that an Affordable Housing Tax Abatement Working Group be created by the Mayor of the City of New Haven and that a moratorium be imposed on new affordable housing tax abatement agreements or extensions of existing agreements until a comprehensive policy can be adopted.