

# SESSION WRAP-UP

Dear Neighbor,

It is an honor to serve Manchester as your state representative. The 2023 legislative session was my first as chair of the Housing Committee, and we worked hard to deliver several wins for people in Manchester and across Connecticut. We protected renters by capping application fees and late fees, shortened the time frame that landlords have to return security deposits to tenants, and increased the fines levied against landlords with code enforcement violations from \$250 to \$2000. Additionally, we invested nearly \$800 million in the production of workforce and affordable housing and increased funding to address our homelessness crisis as well as to fund green energy upgrades to our existing housing stock. Outside of the Housing Committee, as a member of the Finance Committee, I also helped deliver the largest middle class tax cut in Connecticut history and increased tax relief for seniors.

I'd love to hear from you as I work to prepare legislation to introduce for the 2024 session that will continue the significant progress we made this year. Please reach out to me via email at [Geoff.Luxenberg@cga.ct.gov](mailto:Geoff.Luxenberg@cga.ct.gov) or call the office to make an appointment to come meet with me at 860-240-0449, so we can focus on the art of what's possible together.

Sincerely,

Geoff Luxenberg  
State Representative - 12th District



## SESSION HIGHLIGHTS

- ✓ Major Investment in Manchester Schools
- ✓ Billions Invested into Rainy Day Fund
- ✓ Largest Middle-Class Tax Cut in Recent History
- ✓ Delivered Early Voting
- ✓ Protected Women's Reproductive Healthcare

# NEW LAWS FOR 2023-24

FROM STATE REPRESENTATIVE GEOFF LUXENBERG

PROUDLY SERVING MANCHESTER

Representative Geoff Luxenberg  
Legislative Office Building, Room 5002  
Hartford, CT 06106-1591

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## EN ESPAÑOL

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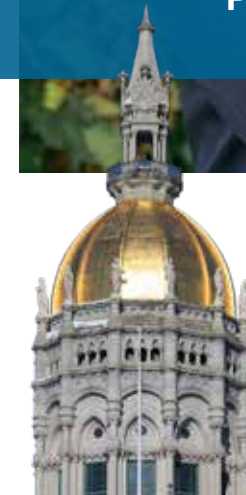
# NEW LAWS IN CONNECTICUT

2023  
2024



## FROM STATE REPRESENTATIVE GEOFF LUXENBERG

PROUDLY SERVING MANCHESTER



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## LEADING THE HOUSING COMMITTEE FOR CONNECTICUT

**Holding Landlords accountable** - I authored and passed a law that increased health and safety code fines from \$250 to \$2000, so that no landlord will decide it is cheaper to pay the fine instead of putting the health and safety of Connecticut residents first.

### Tenant Protections-

- Landlords must grant a tenant’s request for a “pre-occupancy walkthrough” to ensure they both agree on the existing conditions of the apartment.
- Capped rental application fees to a maximum of \$50.
- Capped overdue rent fees to 5% of overdue rent or \$50, whichever is lower.
- Require landlords to return tenants’ security deposits to them more rapidly to protect tenants’ economic interests.

### Workforce Housing -

- The newly established Workforce Housing program provides tax credits and state incentives for municipalities and businesses to build or rehabilitate housing so that our businesses can grow in CT.
- Municipalities including Manchester can build workforce housing for our municipal workers, like teachers, firefighters, and police officers so they can live in the communities where they work.
- Workforce Housing must be transit oriented and incorporate renewable energy.

### Investing in Our Communities -

- \$200 million for **workforce housing revolving loan program**
- \$150 million for **Time to Own program** (state program offering down payment assistance to low and moderate-income homebuyers)
- \$125 million for **Housing Environmental Improvement Revolving Loan Fund**
- \$50.3 million **Housing Receivership Revolving Fund (blight)** (to fix run-down apartment buildings and hold absentee landlords accountable)
- \$5 million to save the homelessness response system in CT

# OUR BIPARTISAN BUDGET INCLUDES HISTORIC TAX CUTS!

## A STATE BUDGET FOCUSED ON:



### CUTTING YOUR TAXES

Our budget includes the **largest Personal Income Tax cut in CT history** by cutting marginal income tax rates, increasing the Earned Income Tax Credit, capping property taxes, and eliminating even more retirement income taxes.



### INVESTING IN OUR STUDENTS

Our budget **invests over \$240 million in public education** by stabilizing our state colleges and universities, expanding debt-free community college, fully funding our schools and local boards of education, and increasing scholarships and student debt relief.



### HISTORIC FUNDING FOR MANCHESTER

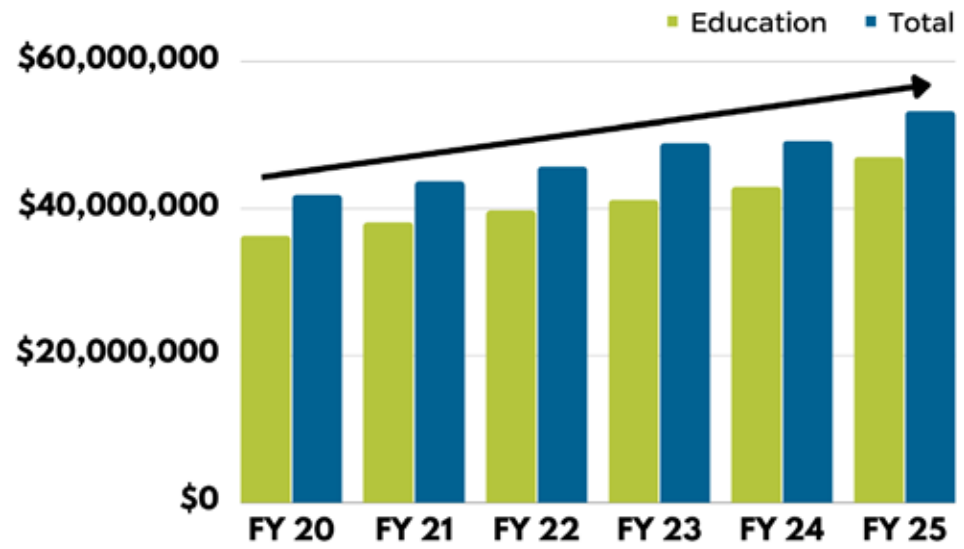
- \$7.5 million for a portion of the Downtown Streetscape project to modernize, beautify and transform downtown Manchester
- \$449,067 for local capital improvements, FY24
- \$1,912,643 in Municipal Grants-in-Aid, FY24
- \$656,229 in town road aid from the Special Transportation Fund, FY24
- \$50,000 for the Lutz Children’s Museum



### IDD SUPPORTS


Our budget **invests over \$30 million to better serve Intellectually or Developmentally Disabled individuals** by addressing agency waiting lists for services, bolstering employment opportunities, increasing Husky C eligibility (the state’s Medicaid program for disabled or elderly residents), and breaking down silos for better coordination and data collection.

## DELIVERED MAJOR INVESTMENT FOR MANCHESTER SCHOOLS AND STUDENTS



SCENARIO	Income (per year)	Earned Income Tax Credit	Marginal Rate Cut Incidence	Total Income Tax Cut
Single Parent with 3 children	\$25,000	\$561	\$65	\$626
Joint filling couple with 2 children	\$50,000	\$111	\$240	\$351
Joint filling couple with 1 child	\$70,000	\$0	\$396	\$396

Tax Cut Examples



*If you would like to learn more, scan the QR code to view the Department of Revenue Services’ tax calculators.*

