



330 Main Street, 3rd Floor, Hartford, CT 06106
Phone: 860.722.9922 Fax: 860.541.6484

**Testimony for Raised Bill 7286
AN ACT CONCERNING RELOCATION ASSISTANCE
FOR PERSONS DISPLACED BY A CONDOMINIUM CONVERSION**

The Connecticut Apartment Association (CTAA), the state chapter of the National Apartment Association, represents over 22,000 units, the largest number of apartments represented by any association in the state. CTAA members consist of the states leading firms in the multifamily rental housing industry. The association's mission is to provide quality rental housing to residents of Connecticut. Our parent organization, the National Apartment Association, represents more than 6 million apartment homes throughout the United States and Canada. **CTAA opposes Raised Bill 7286** because the increases in the proposed amounts are unreasonable.

The Connecticut Apartment Association understands that the established amounts in section 47-88d of the Connecticut general statutes need to be updated periodically but the proposed language in Raised Bill 7286 raises the income requirements for single residents of CT by \$35,000 and married residents by \$41,000. CTAA believes these increases are excessive. Our organization believes that the states median income should be taken into account. In 2006 a single resident's median income was \$46,000, per the CT Department of Social Services, the suggested increase in the proposed language is \$10,000 higher than the median income for a single resident and \$6,000 higher for a married resident whose median income is about \$60,000. Taking these numbers into account and the fact that apartment owners give 60 days notice to residents regarding condo conversions, the resident would have ample amount of monetary resources and time to find an alternative place to reside within their budget if these numbers were increased to the suggested amounts.

Connecticut's average monthly rent in 2006 was reported to be about \$840. Most apartment owners use a criteria of about 30% of a residents income to judge wither a potential resident can afford to pay rent at their apartment complex. This would mean that a resident that made about \$35,000 annually should easily be able to afford the median rent in Connecticut and easily qualify for a new apartment.

In closing CTAA again believes that increased amounts set forth in the proposed language of Raised Bill 7286 are too high. The standards made should take into consideration the median income in CT for a single and married household as well as the amount of the median fair market rent.