

POINTS OF SUPPORT FOR HB 5978

2/17/2009

After 27 years of front line multi-family management and development activities, I believe that HB 5978 is the first and perhaps most important step to begin reclaiming our urban neighborhoods.

Urban blight and property abandonment is increasing even with stepped up ordinances, why?

- One of the major contributors to blight, the abusive tenant is being ignored
- Destructive tenants cause buildings to fail not absentee owners
- These destructive tenants know how to manipulate the current eviction system.
- Their behavior impacts the surrounding buildings and their neighbors also
- This bill protects property owners against tenants who have no intention of ever paying rent

Most of urban blight and damage is caused by a small percentage of individuals; HB 5978 addresses this small percentage

Urban blight is a complex problem but many of its roots have grown from the problem of non-paying and destructive renters.

Urban sprawl needs to be contained and HB5978 will help stabilize our center city neighborhoods

HB 5978 sends a message that people need to be accountable for their actions in these tough times

HB 5978 helps stabilize property values at a time where municipal grand lists are collapsing by lessening the likely-hood of property abandonment

We believe HB 5978 will actually lessen the caseload on the housing courts and thus save money our once the word gets out that delay tactics will no longer drag out evictions unless you pay rent into escrow.

HB 5978 also will help save municipalities money as most complaints to code officials are received from tenants being evicted and often creating the code violations themselves then calling for enforcement!

- Code officials have important tasks to perform such as; inspecting our schools, retirement homes, day care facilities and other public gathering locations
- Code enforcement officials are tired of being used by destructive tenants just to delay an eviction

Urban revitalization needs to come through home ownership models but we have obstacles to overcome

- Our cities are littered with hundreds of abandoned multi-family buildings,
- The list grows longer every day.
- Multi-family buildings can create true, entry level affordable housing
- Few 1st time homeowners want to take the risks associated with dealing with tenants.
- HB 5978 will provide some protection to this envisioned population of urban homesteaders
- Owning multi-family properties is a true-long term solution to our current urban housing crisis.

There isn't a perfect solution to our urban housing crisis, in fact nothing is perfect, but the benefits of HB 5978 far out-weight any negatives.

Bob DeCosmo

Pres. Waterbury Property Owners Association