



Ronald F. Angelo Jr.
Acting Commissioner



State of Connecticut
Department of Economic and
Community Development

TESTIMONY SUBMITTED TO THE AGING COMMITTEE
February 24, 2011

Ronald Angelo, Jr., Acting Commissioner
Department of Economic and Community Development

**SB 139 AN ACT CONCERNING PERSONS RESIDING IN ELDERLY HOUSING AND
MEMBERS OF SENIOR CENTERS**

The Department of Economic and Community Development (DECD) offers the following comments regarding SB 139, An Act Concerning Persons Residing in Elderly Housing and Members of Senior Centers.

DECD is the state's lead agency for the development and implementation of policies, strategies and programs to enhance Connecticut's communities and business and housing environments. Every year DECD funds multiple congregate, elderly housing complexes and senior centers throughout the state. While DECD believes SB 139 might be well intended, Sections 1 and 2 of the bill if passed could be financially devastating to the entities operating these properties.

Section 1 describes establishing a new senior citizen bill of rights for residents of elderly and congregate housing projects and members of senior centers. This is simply not needed. Several existing statutes, including C.G.S. 47a-7, Landlord Responsibilities, C.G.S. 8-113a, Housing for Elderly Persons, and 8-116c, Eligibility for Occupancy into Elderly Housing all provide the protections that this proposed bill seeks. This proposal would unnecessarily complicate existing tenant-landlord law and elderly housing statutory requirements that adequately protects the rights of seniors.

Section 2 would require housing authorities, nonprofit corporations and municipal developers to remove the snow from any privately owned vehicle of a complex resident. This could prove costly on several levels. First, the extra time to allow workers to clear the vehicles off would be extremely costly to the operating entity. With state subsidies for congregate housing extremely tight, adding this undue financial burden could prove very costly and take money away from other priorities or force an increase in rents. Second, this could lead to other issues such as insurance claims if vehicles are damaged or complaints from residents if they feel their cars were not properly cleaned.

Thank you for your time and consideration of our comments. We would welcome the opportunity to assist the committee further if this bill should move forward.