

Aging Committee

Public Hearing on Proposed H.B. 6398

AN ACT CONCERNING A SAFE HAVEN FROM EVICTION FOR ELDERLY AND  
DISABLED TENANTS

February 25, 2013

Testimony of Cathy K. Forcier

Ladies and Gentlemen of the Housing Committee: My name is Cathy Forcier and I am a Senior Vice President of the Connecticut Chapter of the National Association of Housing & Redevelopment Officials more commonly known as CONN-NAHRO. I am also the Executive Director of the Wethersfield Housing Authority. I have worked in public housing since 1987.

**I oppose H.B. 6398** – An Act Concerning a Safe Haven from Eviction for Elderly and Disabled Tenants.

This bill will require housing authorities to include the following in our notice to quit;

“(d) Not later than October 1, 2013, the Commissioner of Social Services, in consultation with the Commissioner on Aging and the Commissioner on Housing, shall compile a list of services and programs designed to assist senior citizens and disabled persons who are tenants to avert homelessness in the event of a summary process or other action. The commissioners shall distribute such list to any housing authority, community housing development corporation or other corporation approved by the Commissioner of Social Services for state financial assistance to provide public housing for senior citizens and disabled persons under the provisions of part VI or VII of chapter 128.”

My first point of contention is that this bill seeks to make the rules for handling this type of situation different for housing authorities than for any other type of landlord. This is discriminatory.

If the real intent is to provide information about services available to the tenants then landlords can post this information in their rental office or provide it to all tenants at their annual recertification or the court clerk's office can make it available.

Including this information with the Notice to Quit will complicate the process and lengthen its time. Landlords will lose more money. Note that landlords with state public housing receive no subsidy from the government and rely upon the rents collected to maintain the properties. When money is lost the landlord will have no choice but to

increase rents. This unfairly puts a greater burden on tenants who pay timely and cannot afford to pay a higher amount to offset legal fees and lost rents.

Respectfully submitted,

Cathy K. Forcier