

Stratford Housing Authority
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Date: February 22, 2013

To: Committee on Aging

Re: Written Testimony HB 6398

From: Kevin S. Nelson
Executive Director
Stratford Housing Authority
295 Everett Street
Stratford, Connecticut 06615

HB 6398 will mandate that Housing Authorities provide certain information to elderly and disabled tenants when we issue a notice to quit. I think it unfair to keep burdening public housing with responsibilities pertaining to social services. It is not that we do not care about our residents, we do, and oft times eviction is the final resort after all of our efforts have failed.

However, to burden the notice to quit process with this requirement is above and beyond the realm. Public housing is a real estate enterprise in which the tenants are admitted based on their ability to abide by the rules and regulations. To somehow try to make the housing authority the actual caretaker for tenants who do not live up to the rental agreement goes beyond the landlord tenant relationship. If there are agencies with the capabilities to help these people, then they should reach out well before the notice to quit process and inform the residents of this availability. Public Housing Authorities can help facilitate this, but it should happen well before the Notice to Quit stage.

In times of great economic difficulty, and with the absence of state public housing subsidy, you need to realize that every dollar in cost added to a public housing agency can result in that cost being translated to a rent increase on the tenants, as Housing Authorities must, by state law, budget to meet expenses.

Respectfully submitted.