

PG

## Housing Committee - Public Hearing February 3, 2015

**Proposed Bill No. 6142: AN ACT CONCERNING SECURITY DEPOSITS FOR AGE-RESTRICTED PUBLIC HOUSING**

**Proposed Bill No. 405: AN ACT CONCERNING THE RETENTION OF SECURITY DEPOSITS FOR AGE-RESTRICTED PUBLIC HOUSING**

### Written Testimony of Scott C. Bertrand

Ladies and Gentlemen of the Housing Committee -

I have been a public housing practitioner for over 19 years. My experience includes being a Past President of the Connecticut Chapter of the National Association of Housing & Redevelopment Officials more commonly known as CONN-NAHRO. I am currently the Executive Director of the Enfield Housing Authority.

First I would like to thank Senator John Kissel and Representative David Alexander for taking on this important issue and the Housing Committee for your time and consideration. I fully support Proposed Bills No. 6142 and No. 405.

These two Bills do need clarification. The intent is to allow public housing authorities to collect and hold a security deposit from the residents of age-restricted housing. This is the common practice for most other rental properties.

The current Statute requires security deposits to be returned after one year of tenancy and there are several issues with the existing law.

Most participants resided in their apartment for more than one year before they vacate. In a significant number of cases there is no security deposit to offset damages and other costs. During 2014, nine of the 19 residents who moved out did so owing the housing authority an average of \$1,388 each for a total of \$12,495. We would have been able to recoup approximately \$2,500 if we were able to retain a security deposit

The cost of damages is unfairly borne by the other remaining tenants as there is no ongoing subsidy. Due to the administrative burden of returning after one year, most housing authorities do not bother to collect one as it will need to be returned after one short year.

With consideration to the above, I urge the Housing Committee to support Proposed Bill No. 6142 and Proposed Bill No. 405.

Respectfully Submitted,

Scott C. Bertrand