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*February 23, 2016 Housing Committee Public Hearing  
Written Testimony submitted by John Rumberger, Vice President of Housing and  
Legislation On behalf of the membership of Conn-NAHRO*

*Conn-NAHRO is the Connecticut chapter of the National Association of Housing and Redevelopment Officials; its membership is comprised of Public Housing Authorities and other individuals and organizations involved in affordable housing.*

Co-Chairpersons Butler and Winfield and members of the Housing Committee

My name is John Rumberger; I am the Vice President of Housing and Legislation for CONN-NAHRO and also the Facilities Manager of the Middletown Housing Authority. **I am writing to comment on numerous proposed bills to have the potential to help protect our affordable housing in the state of Connecticut and in some cases limit or hurt our ability to sustain such housing.**

As many of you are aware, Connecticut's Housing Authorities are confronted with continued issues of sustainability. You will hear from many of my CONN-NAHRO counterparts in today's verbal testimony regarding Proposed House and Senate Bills designed to protect our Senior Housing Units in the State Housing Authority portfolios.

I would also like to take this opportunity to comment on those and other proposed bills on behalf of our CONN-NAHRO members.

[Proposed S.B. No. 150](#) AN ACT CONCERNING AUTOMATIC HANDICAP DOORS FOR ELDERLY HOUSING COMPLEXES --- We support the concept, however, we are opposed as written. Due to government underfunding with operating subsidies and capital funding there is little or no money available to initiate this. New construction requirements could be potentially incorporated in future CHFA design standards.

[Proposed S.B. No. 153](#) AN ACT CONCERNING SECURITY DEPOSITS FOR AGE-RESTRICTED PUBLIC HOUSING. --- We strongly support this bill and ask that a resident's security deposit be held for the duration of their residency rather than be returned after 1 year as currently mandated.

[Proposed S.B. No. 154](#) AN ACT CONCERNING SECURITY DEPOSITS -- We support the concept of allowing a tenant to decide how to apply earned interest, however, we oppose as written. We should not be required to notify the residents at renewal and recommend they indicate their preference at lease up and report any subsequent changes annually.

[Proposed S.B. No. 157](#) AN ACT CONCERNING ADEQUATE AND SAFE HOUSING FOR THE ELDERLY AND YOUNGER PERSONS WITH DISABILITIES --- We strongly support this bill. It is imperative that elderly housing be preserved in the state housing portfolio and request CONN NAHRO be part of the study.

[Proposed H.B. No. 5335](#) AN ACT CONCERNING THE RIGHTS AND RESPONSIBILITIES OF LANDLORDS AND TENANTS REGARDING THE TREATMENT OF BED BUG INFESTATIONS. --- We support the proposed bill and ask the committee to consider the following change to Section 1 paragraph (5) "Qualified Inspector" to include Housing Authority Official in addition to those listed. We applaud the committee for recognizing the responsibilities of tenants in addition to those of the landlord. This bill, if enacted, will give greater guidance to the housing industry throughout the State. As you are aware, the financial strain on Housing Authorities threatens our very survival. Allowing the use of a Housing Authority Official to inspect lessens the financial impact of an inspection fee every time there is a report of infestation and allows us to initiate a rapport with the resident regarding treatment and possible sources of infestation.

[Proposed H.B. No. 5338](#) AN ACT CONCERNING THE DISCLOSURE OF INFORMATION OF RENTAL HOUSING PROGRAM PARTICIPANTS. --- We support the concept of keeping residents information as secure as possible and request that this include residents in Federally assisted Housing Authority portfolios too.

In conclusion I would like to reiterate that CONN-NAHRO appreciates the many efforts of the housing committee to support our industry. We urge you to pass those bills which we support to enable us to house those in the greatest need and to be an available resource to on all matters regarding the housing industry in the State of Connecticut.

Thank you for taking the time to read this testimony.

Respectfully submitted,

John Rumberger