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Planning & Development Committee Public Hearing, March 4, 2016

AN ACT CONCERNING THE APPLICATION OF LIENS RESULTING FROM UNPAID BLIGHT FINES, THE ESTABLISHMENT OF A LOAN FUND TO REMEDIATE BLIGHTED PROPERTIES, THE ESTABLISHMENT OF A TASK FORCE TO STUDY HOARDING AND THE MAINTENANCE OF PROPERTIES IN FORECLOSURE

Testimony of Bob De Cosmo, President of the CT Property Owners Alliance, LLC.

In support of H.B. 5480 (with proposed changes)

Honorable members of the Committee, I served on the recent Statewide Blight Task Force as the residential property owner appointed by the Senate President.

I am happy to see my recommendation to help remediate blight is now Section 2 of this proposal which provides a funding source for owners to better maintain their properties. I wish to point out **that P.A. 11-42 is already a law with similar intentions** to help property owners with code compliance and improvements but has not been funded as of yet... Regarding this Bill;

- 1.) We fully support making funds available but **have concerns with Section 2 (B) that allows each municipality to administer the funds.** This task is best left to a statewide CDIF such as the Connecticut Housing Fund that already maintains loan programs for the Department of Housing and will be more efficient at administering the program.
- 2.) We object to Section 1(B) and want that entire language stricken from the Bill
- 3.) Please add to the Hoarding Task Force two more appointments, they shall be;
 - a. A licensed real estate agent or broker with experience in rental housing
 - b. A landlord from a Statewide Property Owners Association.

This request for two additional appointments has been made to the Public Safety Committee that also has a similar Bill creating a Hoarding Task Force; S.B. 119.

Sincerely,

Bob De Cosmo
President CT – Property Owners Alliance LLC