

Housing Committee JOINT FAVORABLE REPORT

Bill No.: SB-105

Title: AN ACT ESTABLISHING A RIGHT TO HOUSING.

Vote Date: 3/10/2020

Vote Action: Joint Favorable Substitute

PH Date: 2/18/2020

File No.:

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SPONSORS OF BILL:

The Housing Committee

REASONS FOR BILL:

To establish a right to housing for families and children by establishing best practices to prevent homelessness for families and children. Preventing a family from losing their home in the first place shall be critical. However, should this prove insufficient, the state should work with unsheltered homeless families and children and provide them with emergency shelter, supportive services and placement in permanent housing and establish a process that treats participants with dignity and respect, to help stabilize the family and create as little trauma as possible.

SUBSTITUTE LANGUAGE:

Changes the spelling of "Analysis" to "Analyses".

Adds Section 3, which provides information regarding the types of items housing agencies are to include during a regulatory and flexibility analysis.

Added the language "as amended by this act" throughout the bill for clarity.

Added references to Section 3 of the Act to clarify information in other sections.

RESPONSE FROM ADMINISTRATION/AGENCY:

NATURE AND SOURCES OF SUPPORT:

Sarah Fox, Director of Advocacy and Community Impact for the Connecticut Coalition to End Homelessness, Hartford: Sarah states that her organization supports SB-105 with concerns about the language of the bill. She states that it isn't clear if the bill refers to a "a right to permanent housing". They fear that the bill provides services more akin to a shelter rather than a house regarding aiding in emergency situations. They would like the committee to reconsider the language of the bill to ensure that the bill doesn't enforce a right to shelter, and instead focusses on providing permanent stable housing to all that need it.

The following people **support SB-105 conditionally**, stating that the bill may only provide a "right to shelter" and not a right to housing. These people would like the language revised to provide more support for permanent housing.

Representative Susan Johnson, 49th House District, Windham

Kathleen Flaherty, Executive Director of the CT Legal Rights Project

Kiley Gosselin, Executive Director of the Partnership for Strong Communities

Matt Morgan, Executive Director of Journey Home, Hartford

Raphael Podolsky, Public Policy Advocate for Connecticut Legal Services, Middletown

The following people support **SB-105 conditionally**, stating that although the bills intentions are good, the bill does not explain where funding would come from and would like to discuss further on the fiscal matters of the bill.

Connecticut Realtors, East Hartford

Carrie Rowley, Member of the Connecticut Apartment Association

The following people **support SB-105 conditionally**, stating that the bill does not go far enough in protection the tenant's rights. They would like to see an amendment providing protections for tenants whose right are being violated and protecting those with criminal records.

Kelly Moore, Policy Councilor for the American Civil Liberties Union of Connecticut, Hartford

The following people **support SB-105** stating that the bill would enable integration of Connecticut communities and reduce homelessness across the state.

Rob Baril, President of the Service Employees International Union.

The following people **support SB-105** stating that the bill will keep homelessness rare and one-time. They support the financial and legal assistance that tenants would receive in times of need.

Kellyann Day, Chief Executive Officer of New Reach Inc.

Pamela Heller, Staff Attorney for the Connecticut Fair Housing Center

Chris Senecal, Public Policy and Media Relations Officer for the Hartford Foundation, Hartford

The following people expressed **support for SB-105.**

Michele Mudrick, Legislative Advocate for the United Church of Christ, Hartford

Jennifer Paradis, Executive Director of the Beth-El Center Inc., Milford

NATURE AND SOURCES OF OPPOSITION:

The following people **oppose SB-105** due to an opposition of providing free lawyers and assistance to tenants, claiming that tenants would easily be able to abuse the law and increase rent among other tenants to pay for longer eviction times.

Adrienne Angel, Property Manager

Michael Batista, Resident

Adam Bonoff, Landlord

Allison Bonoff, Landlord

Peter Cao, Resident, New Haven

Michael Cervellino, Resident, Waterbury

Pete D'Amato, Resident, Hartford

Shirish Dhume, Resident, Cheshire

David Epstein, Rental Resident, New Britain

L. Flynn, Resident

Naomi Freeman, Resident, New Haven

Kevin Harris, Resident

Diane Jones, Broker, Brookfield

Thomas Kopchick, Resident

Lucien Laliberty, Broker for Signature Properties of New England, Danielson

Peter Lucchese, Broker for Sound Harbor Realty

Ming Luo, Resident

Luthein, Resident

Robert, Makas, Landlord

Marie Matta-Isona, Realtor for National Association of Realtors

Jeffery Mita, Landlord, Riverwalk

Ken Murry, Landlord, Waterbury

Rudy O'Neil, Landlord, New Britan

Yashesh Parikh, Resident, Rocky Hill

Bill Parry III, Realtor, Milford

Filipe Pereira, Resident

Denise Robillard, Realtor for Continental Realty Associates, Jewett City

Eric Rodgers, Landlord, CT Association of Real Estate Investors

Tushar Shah, Landlord

John Souza, Landlord part of the Connecticut Coalition of Property Owners

Iovanna Steven, Landlord, Meriden

Zachary Upton, Landlord, Bridgeport

Bo Yang, Resident

Lin Yang, Resident, Woodbridge

The following people **oppose SB-105** due to finding the bill unclear on the what a "right to housing" entails regarding funding, enforcement, or how municipalities will consider the bill.

Betsy Gara, Resident, West Hartford

Anthony Johnson, Executive Director of the Greenwich Housing Authority, SVP of Housing and Legislation Committee. Greenwich

The following people expressed **opposition for SB-105.**

Stephen Briotti, Real Estate Broker

Guihong Gerema, Resident, New Britain

Richard Dubina, Resident, Chaplin

Phil Gerardo, Resident

Paul Januszewski, Landlord, Enfield

Rich Pavlik, Realtor

Raj Pillai, Business Advisor

Latha Rams, Blog Analyst

Sharon Stryker, Realtor

Kalidas Sukumaran, Resident

Sean Toomey, Resident

Reported by: Dalton Mongeau

Date: 03/16/2020