

From: [iVision Real Estate](#)
To: [HSGTestimony](#)
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Date: Wednesday, March 3, 2021 12:38:15 PM

Testimony

AN ACT CONCERNING ADDITIONAL HOUSING PROTECTIONS FOR VICTIMS OF FAMILY VIOLENCE OR SEXUAL ASSAULT.

SB# 48

Position: **Monitor**

AN ACT INCREASING OPPORTUNITIES FOR WORKFORCE HOUSING DEVELOPMENT IN THE STATE.

SB# 49

Position: **Oppose**

Comments: These programs are not cost effective, private sector can do better without the government bureaucracy and this will limit new development.

AN ACT CONCERNING CERTAIN PROTECTIONS FOR GROUP AND FAMILY CHILD CARE HOMES.

SB# 87

Position: **Monitor**

AN ACT ESTABLISHING A RIGHT TO HOUSING.

SB# 194

Position: **Oppose**

Comments: This is unnecessary and biased as it dictates to landlords new mandates from those that attack the industry.

Protecting irresponsible renters does not benefit the State.

Legislators that propose Bills like this should have a better understanding of housing realities and day to day rental housing operations and management.

AN ACT CONCERNING A LANDLORD'S ABILITY TO CONSIDER THE CRIMINAL RECORD OF PROSPECTIVE TENANTS.

SB# 355

Position: **Oppose**

Comments: Tenants have murdered landlords in CT and other States. Property owners need to see all the past criminal activities of renters to protect themselves and our resident. **Thanks for that offer of immunity from civil lawsuits, what are we telling the widows of those murdered landlords?**

Also HUD clearly states how to proceed with applications with criminal histories, this is far too risky when we don't have a crisis.

There's no shortage of housing units to provide shelter for the re-entry population BUT there is a shortage of jobs and subsidies allowing recently released criminals to pay rent. Let's not confuse the issue, we can't endanger the public's safety with this proposal.

AN ACT ESTABLISHING AN ENERGY EFFICIENCY RETROFIT GRANT PROGRAM FOR AFFORDABLE HOUSING.

SB# 356

Position: **Monitor**

AN ACT CONCERNING THE PERMITTING AND SAFETY OF RENTAL UNITS.

SB# 874

Position: **Oppose**

Comments: Making Owners **Strictly Liable** for lead poisoning from a **product they never purchased, never applied and may not even be the source of a child's elevated lead levels IS INSANE.**

AN ACT CONCERNING THE RISK OF HOMELESSNESS FOR THOSE RELEASED FROM THE CUSTODY OF THE DEPARTMENT OF CORRECTION.

SB# 875

Position: **Support**

Comments: There is no shortage of housing for the criminal reentry population, there is a shortage of jobs and subsidies to help these people get back on their feet. This is a better way to help them with housing rather than concealing dangerous criminal activities

AN ACT CONCERNING BONDS OF BOARD MEMBERS AND OTHER EMPLOYEES OF THE CONNECTICUT HOUSING FINANCE AUTHORITY.

SB# 876

Position: **Monitor**

AN ACT CONCERNING TRANSPARENCY OF RENTAL RATES FOR TENANTS RECEIVING RENTAL ASSISTANCE.

SB# 877

Position: **Monitor**

AN ACT CONCERNING PAYMENTS IN LIEU OF TAXES TO MUNICIPALITIES FOR HOUSING AUTHORITIES.

SB# 880

Position: **Monitor**

AN ACT CONCERNING HOUSING.

SB# 935

Position: **Monitor**

AN ACT CONCERNING STORAGE OF A TENANT'S POSSESSIONS AND USE AND OCCUPANCY PAYMENTS.

SB# 944

Position: **Support**

Comments: Rental Payment into court should be law. Tenants must be responsible and without responsibility we have witnessed the decline in our neighborhoods, schools and State. Hundreds of millions of dollars finds its way into the underground economy and those dollars were intended for rent payment which pay taxes, upkeep property, and mortgages. The system is broken in Connecticut and long eviction processes create homelessness and high rents as owners need to reduce risk and refuse to rent to marginal tenants because the eviction system is indeed broke, States with quicker eviction processes have less blight, lower taxes and more

affordable housing. We need to hold tenants accountable and we have failed to this point to do so.

Regarding Evicted Tenants Possessions. The CT statutes say its the tenants responsibility to pay for the storage and transportation of these items. We must remove landlords from this process, it's clearly stated in the statutes and this needs to be modified or perhaps a class actin lawsuit is in order to force the responsibility for payment onto the proper party

AN ACT CONCERNING CHANGES TO ZONING AND AFFORDABLE HOUSING REQUIREMENTS CONCERNING ACCESSORY DWELLING UNITS

SB# 6521

Position: **Oppose**

Comments: This is nothing more than an attempt to create much higher density in communities that do not have the infrastructure in these towns and do not meet the 10% affordable housing requirements under statute 8-30g. Let each community decide what it wants to be, not force requirements down their throats and drive up property taxes.

AN ACT CONCERNING THE SEALING OF EVICTION RECORDS.

SB# 6528

Position: **Oppose**

Comments: Can I have my Chevy repossessed by the bank and then walk into a Mercedes dealer and get a new car loan from another bank because my payment irresponsibility with the first bank is being concealed. **NO** That's insane and outrageous, so is this proposal.

AN ACT CONCERNING HOUSING AUTHORITIES AND ESTABLISHING AN OFFICE OF THE HOUSING ADVOCATE.

SB# 6529

Position: **Monitor**

AN ACT CONCERNING THE DEPARTMENT OF HOUSING.

SB# 6530

Position: **Monitor**

AN ACT CONCERNING THE RIGHT TO COUNSEL IN EVICTION PROCEEDINGS.

SB# 6531

Position: **Oppose**

Comments: Does this mean landlords get free legal representation for their eviction cases against all those thousands of renters that have not lost jobs, continue to received their fixed income and Section-8 payments and have used COVID as an excuse to not pay their obligations and rack up tens of thousands to landlords in back-rent owed??...Of Course Not!....enough said.

AN ACT APPROPRIATING STATE FUNDS FOR MENTAL HEALTH SERVICES AND HOUSING.

SB# 6532

Position: **Monitor**

AN ACT REQUIRING A STUDY OF METHODS TO PROVIDE HOUSING ASSISTANCE DURING THE COVID-19 PANDEMIC.

SB# 6533

Position: **Oppose**

Comments: Unnecessary and too late .. looks for answers in CT by January of 2022 and if its not over by then, we're all in big trouble

Thank you for your attention.

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