

Support for HB 6646: **AN ACT CONCERNING CRUMBLING CONCRETE FOUNDATIONS**

Dear Co-Chairs Cassano and Vahey and honorable members of the Committee,

I urge you to vote favorably on HB6646. This legislation will be critical to my constituents in Coventry, most specifically to those with crumbling concrete in the foundation of their homes. As a councilwoman I also have a fiduciary obligation to ensure that real estate values in our town are not devastated by the lost assessment value that comes with crumbling foundations, including when such homes are abandoned by their owners. The programs implemented by the State of Connecticut to assist crumbling foundation issues are helping and must not only be continued but enhanced as proposed in the proposed language.

The crumbling foundations crisis has predominantly impacted Coventry and our neighbors in eastern CT. This financial burden on our small towns already struggling to survive is unsustainable. Many homeowners are still waiting in the queue for funds to help them repair their homes. Some homeowners have not yet even determined that they have crumbling concrete. As such, it is critical that the legislature remove the termination date of the captive insurance company until all homeowners who need it have accessed it. This includes single family homes and condominiums as well.

In order to further assist homeowners and reduce the likelihood of them abandoning their homes, it is important that reduced assessments remain in place until their foundations are repaired. Their homes clearly have no value until the foundations are complete. From a Councilwoman's perspective, we not only want to support individual homeowners but we want those homes to fully come back on our tax rolls.

Of course the elephant in the room, so to speak, has always been where responsibility lies for the crumbling concrete crisis. While this is far from resolved, it is imperative that sections 3 (require quarries that produce aggregate for use in concrete to annually prepare a geological source report) and 4 (The Commissioner of Consumer Protection should take a lead in developing standards to ensure that the concrete being used for residential homes is free of pyrrhotite or any other contaminate that can cause failure) of the legislation remain in tact.

Thank you for your support of our small eastern CT towns,

Lisa Thomas
Coventry Councilwoman