

Housing Committee JOINT FAVORABLE REPORT

Bill No.: HB-6708

Title: AN ACT CONCERNING THE SECURITY DEPOSIT GUARANTEE PROGRAM.

Vote Date: 3/2/2023

Vote Action: Joint Favorable

PH Date: 2/23/2023

File No.:

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SPONSORS OF BILL:

The Housing Committee

REASONS FOR BILL:

The bill will help to secure affordable and sustainable housing for those that are indigent, living in emergency shelters, and or living in homeless shelters who are unable to maintain a permanent housing

RESPONSE FROM ADMINISTRATION/AGENCY:

None stated.

NATURE AND SOURCES OF SUPPORT:

Connecticut Legal Rights Project, Inc., Executive Director, Kathleen Flaherty, Esq.; supports this bill stating it would guarantee a security deposit for a prospective tenant and would expand access to and provide funding for the security deposit program.

Connecticut Legal Services, Political Advocate and Attorney, Raphael L. Podolsky; supports this bill with changes stating that would make it possible for tenants to be included in the Security Deposit Guarantee Program. It is stated that an increase to 50% of median income would be sufficient and it is also stated the maximum guarantee should not be lowered. It is further stated that tenants should not be permanently disqualified from repeat participation in the program because of a single payout on a guarantee.

Partnership for Strong Communities, Senior Policy Advisor, Sean Ghio; supports this bill with an amendment of 50% of the state median income should be used rather than 80%

stating that using 50% would broaden the use of the program beyond those staying in a shelter while still limiting the program to low-income applicants.

The following people submitted testimony in support stating it will help increase access to affordable housing for residents of Connecticut:

Connecticut Apartment Association, Housing Provider, Morgan Miller;
CT Management LLC., Katrina Mattern;
Connecticut Resident, Charles Sussman;
Connecticut Resident, Jennifer Miranda;
Connecticut Resident, Manager, Simon Thurm;
Cue Liberty LP, Property Manager, Scott Ferguson

NATURE AND SOURCES OF OPPOSITION:

The following people submitted testimony in opposition stating that this bill would fail to cover the costs of damages of properties or eviction costs, if necessary for non-payment and would require imposing higher rents to meet expenses necessary to maintain properties:

Bridgeport Property Owner, Board Member, Adam Bonoff;
Bridgeport Property Owner, CCOPO, CTREIA, Carl Lupinacci;
Connecticut Coalition of Property Owners, President/Volunteer, John Souza;
Connecticut Property Owners Alliance, President, Bob De Cosmo;
Connecticut Resident, Property Owner, Brian LaPointe
Connecticut Resident, David Epstein;
Connecticut Resident, James Sun;
Connecticut Resident, Sarah Burnham;
Connecticut Resident, Owner, Shuly Lieber;
Connecticut Resident, Tara Ramlal
Connecticut Resident, Valentine Cayo;
JNM Property Management, Joseph Molica;
8 Anonymously Submitted in Opposition

Reported by: Irene Santiago

Date: March 15, 2023