

Housing Committee JOINT FAVORABLE REPORT

Bill No.: SB-996

AN ACT CONCERNING HOUSING DEVELOPMENT IN THE STATE,
ESTABLISHING A HOUSING AUTHORITY RESIDENT QUALITY OF LIFE
IMPROVEMENT GRANT PROGRAM AND A HOUSING CHOICE VOUCHER
TASK FORCE AND REQUIRING THE DISCLOSURE OF CERTAIN NATURAL

Title: PERSON OWNERSHIP INTERESTS IN REAL PROPERTY.

Vote Date: 2/28/2023

Vote Action: Joint Favorable

PH Date: 2/14/2023

File No.: 174

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SPONSORS OF BILL:

The Housing Committee

REASONS FOR BILL:

This bill establishes a grant program to make improvements to residential buildings, creates a task force to study the implementation of the federal Housing Choice Voucher Program, and allows municipalities to require the disclosure of property ownership to the municipality or current residents. These provisions in this bill are designed to improve the quality of life for residents in rented properties and increase the responsiveness of property owners. This bill seeks to address housing burdens experienced by Connecticut residents in rented properties.

RESPONSE FROM ADMINISTRATION/AGENCY:

Connecticut General Assembly, State Senator ~ 11th District, State Senator Martin M.

Looney: Sen Looney applauds the formation of this task force and encourages it to look towards the Massachusetts model for the administration of the program statewide. By helping housing authorities to disclose the true ownership of real property and other systemic improvements, this bill will help Connecticut residents access higher-quality housing.

NATURE AND SOURCES OF SUPPORT:

Connecticut Voices for Children, Legislative Coordinator, Eli Sabin: Mr. Sabin supports this bill and offers suggestions regarding natural ownership disclosure requirements. He believes that the bill should be amended to create a natural ownership disclosure requirement for most non-ownership occupied rental housing, rather than an option for municipalities. This disclosure requirement could be modeled off those in CT Gen Stat § 7-148ii. This would provide simplification of the sometimes-complicated processes to hold irresponsible property owners responsible.

Private Citizen, Ruth Hofstatter: Ms. Hofstatter stated that historic segregation and issues of affordability are serious issues that need to be addressed in Connecticut. This bill, along with updated zoning laws, new housing incentives, and updates to how towns plan will help deal with the housing crisis in Connecticut. ‘

NATURE AND SOURCES OF OPPOSITION:

Connecticut Legal Services, Attorney and Policy Advocate, Raphael L. Podolsky:

Mr. Podolsky does not readily oppose the bill but offers comments. He applauds the provision for state funds to improve the quality of life for residents in federal public housing, as it can supplement inadequate federal funding. He is confused over the reason for the Section 8 study as it is unclear what it refers to and believes that the area has not been an area of previous concern. Lastly, he believes that the committee should review changes in Sec. 3 for substantive impact.

Reported by: Brett Hurley

Date: 3/14/2023