My name is Westley Klockner and I am with Marcus & Millichap based in New Haven and a member of the Connecticut Apartment Association. During my six years as a housing provider in Connecticut and 10 years in the investment advisory industry, I have housed dozens of residents, and advised on transactions totaling more than $600 million.

I am testifying against S.B. 143 and H.B. 5156 as these bills would significantly limit my ability and my clients' ability to manage housing communities in the best interest of the tenants/residents.

S.B. 143 - An Act Concerning Evictions for Cause restricts a housing provider's ability to send non-renewal, nullifies the end dates of a private contract, the lease, changes our ability to evict for a lease violation, conveys squatter tendency rights, and requires notice of conversion to condominiums with right of refusal to the existing tenant. With these adjustments to the foundational contract laws, this bill will negatively effect a housing provider's ability to maintain and support the assets they own/manage, and impede their ability to provide safe and well-maintained housing for residents. By removing a property owner's ability to end a lease agreement at the time of the mutually agreed upon contract end date, this change effectively creates the potential for perpetual tenancy, undermining private property rights and the contract laws of our Country's foundation. These adjustments will restrict the ability for me and my clients, as housing providers, to support and protect neighboring residents, creating negative consequences and the exact conditions this bill was designed to prevent.

H.B. 5156 - An Act Requiring Notices of Rent increases requires that housing providers send a 60-day rent increase notice to residents protected under 47a-23c. This legislation is being eliminated by proposed S.B. 143, creating contraction that will lead to the inability to enforce this in the future. The bill also references "fair and equitable rent increases" without definition.

Housing providers seek and need valued Connecticut state residents. The Connecticut Apartment Association represents more than 67,000 apartment homes and we represent good landlords throughout the association. We do not support bad 'apples' and we believe that they should be held accountable for negatively affecting the quality of life for Connecticut households. We supported bills last year to penalize such bad 'apples' and will continue to do so. We support changes that will increase supply and we advocate for all bills that are proposed this session to have a direct answer to the housing shortage crisis here in Connecticut.

Thank you,

Wes Klockner
Investment Sales | Owner and Investor
Marcus & Millichap | Private LLCs