Hello, my name is David Parisier, and I am a principal and founder of Paredim Partners and Paredim Communities and a member of the Connecticut Apartment Association, we currently provide housing to around 4,000 people in our communities and have housed tens of thousands in the over 20 years we have been in Connecticut. We take great pride in providing safe, reliable and quality housing for literally generations of residents. Our award-winning communities and property management teams have over these years enhanced and revived inadequate and dangerous housing in all types of neighborhoods in Connecticut. We provide housing to single people and families, working professionals, students and retirees, all from a range of backgrounds and incomes. However, recent legislation is potentially severely and negatively impacting our ability to continue to provide such vitally needed safe and well managed communities for my residents. Investing in housing has been and continues to be a top priority of my Administration. The lack of housing for that hard working Connecticut citizens can afford is a significant challenge that contributes to our crisis of affordability and should be the focus of the Housing and other Committees in the Legislature, but these bills as presented make it clear that it is not. I am therefore testifying against S.B. 143 and H.B. 5156, bills that would just serve to severely limit our ability to provide safe, well managed housing.

S.B. 143 – An Act Concerning Evictions for Cause restricts a housing provider’s ability to send non-renewal notices, nullifies the end dates of private contracts, changes our ability to evict anyone for lease violations, conveys perpetual tenancy rights to squatters, and requires notice of conversion to condominiums with the right of first refusal to the existing tenant. With these changes to the fundamental contract laws, this bill will negatively affect our ability to support and maintain the assets we own and our ability to provide safe and well-maintained housing for residents. By eliminating our ability to end a lease agreement at the time of the mutually agreed upon contract end date, this law effectively creates the potential for perpetual tenancy, undermining private property rights and the contract laws our country is founded on. These changes will restrict the ability for me as a housing provider to support and protect neighboring residents from anyone who does not follow the rules and regulations of their lease contract, causes damage and even worse creates unsafe conditions for their neighbors. We are not in the business of evictions but must be able to resolve issues for our lease-abiding residents.

Furthermore, a major potential negative outcome from this ill-conceived bill is that property owners will be less willing to take the risk of renting to individuals who are perceived to be greater risks, whether that’s based on income level, past rental history, or other factors. Instead, more preference will be given to renters with high credit scores, no criminal history, and positive references from previous landlords, creating further disparity for Connecticut residents. This will increase both costs and inequity in the housing market.

If YOU or we want to help tenants find housing, we must build new and revitalized housing more quickly, support exemptions from permitting in designated areas, and stop making it more and more expensive to rent, own, build and live in Connecticut.

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 is a piece of legislation that the above mentioned S.B. 143 is eliminating, creating contradiction that will lead to the inability to enforce this in the future. The bill also references ‘fair and equitable rent increases’ without definition. There is currently a disastrous shortage of quality affordable housing and even market rate housing in Connecticut and robbing landlords of the ability to increase rents while we experience exponential increases in our costs of operation, taxes and insurance will surely erode the inventory of quality housing in The State, as it has in New York City, California and other areas where rents are capped.

Once again, If we want to help tenants find more and better housing, the focus in the legislature must be on fostering and sponsoring bills that help our industry create more new and revitalized housing more quickly and stop making it more and more expensive to rent, own, build and live in Connecticut.
Housing providers want and need valued Connecticut residents. The Connecticut Apartment Association represents over 67,000 apartment homes and we represent good landlords throughout the association. We do not support bad actors and believe that they should be held accountable for negatively affecting the quality of housing for Connecticut families. We supported bills last year to penalize such bad actors and will continue to do so. We support changes that will increase apartment housing supply to address our housing crisis. S.B. 143 and H.B. 5156 will discourage the creation of more rental housing, making the current housing crisis worse.

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