



Testimony in Support of **SB 257 – An Act Concerning Evictions for Cause**
Housing Committee
February 24, 2026

Mendi Blue Paca
President & CEO, Fairfield County's Community Foundation

Rep. Felipe, Senator Marx, Rep. Scott, Sen. Sampson and esteemed members of the Housing Committee, [Fairfield County's Community Foundation](#) is grateful for this opportunity to submit written testimony supporting **SB 257 – An Act Concerning Evictions for Cause**.

Fairfield County's Community Foundation serves twenty-three towns and cities, collaborating with organizations, businesses, and philanthropists to foster a fair and just community where all residents can thrive, with a longstanding focus on addressing Fairfield County's affordable housing crisis. Our efforts have evolved from funding housing developments to driving systemic change, including helping establish the Fairfield County Collaborative Fund for Affordable Housing in 2006, which invested \$4.8 million to create over 1,000 affordable homes, benefiting 5,000 residents, generating nearly 1,400 jobs, and contributing \$472 million to the regional economy. We also played a key role in establishing Fairfield County's Center for Housing Opportunity (FCCHO) and annually grant over \$500,000 to advance safe, stable, and affordable housing in our region.

Our investments reflect a core belief: housing is fundamental to a community's overall health. When people have stable, affordable housing, they can put down roots, support their neighbors, and contribute to a thriving local economy. Businesses can attract and retain skilled workers, children have a stable foundation to learn and grow, and older residents can continue living in the communities they call home.

We strongly support SB 257 because it aligns with what the Fairfield County's Community Foundation has always stood for—protecting the most vulnerable members of our communities. For more than 40 years, Connecticut law has provided just-cause eviction protections for tenants who are 62 or older or have a disability and live in buildings with five or more units. This law has been effective in preventing arbitrary displacement without causing unintended consequences.

Expanding these protections will strengthen communities by significantly reducing unjust evictions and helping to prevent housing discrimination. By requiring landlords to provide a valid reason for eviction, the law shifts the burden away from renters, who often face costly and complex legal battles to prove an eviction was unjust.

SB 257 still allows landlords to evict tenants for legitimate reasons, such as: not paying rent; violating the lease or engaging in illegal activity; refusing to agree to a fair and equitable rent increase; or if landlord is moving into the apartment. Expanding just-cause protections promotes stability, prevents unnecessary displacement, and ensures that more Connecticut residents—regardless of age, income, or background—have a fair chance at securing and maintaining a home.

Thank you for the opportunity to testify in support of SB 257. If you have any questions, please do not hesitate to contact Lutonya Russell-Humes, Vice President of Grants and Programs, lrussell-humes@fccfoundation.org, 203-750-3223.

Mendi Blue Paca
President & CEO