

May 12th 2021

Government Administration and Elections Committee

Legislative Office Building, Room 2200
Hartford, CT 06106
(860) 240-0480

Re: HB 1114

To: The distinguished members of the Government Administration and Elections Committee

My name is Joseph Malenfant of 4 South Rd. East Windsor, Ct. My wife and I were one of the first families to move into the housing on South Rd. In November 1993. At the time of our purchase we were deceived of the true facts that are listed in the ground lease. One of the ways to deceive us was to offer discounted closing services from an attorney that actually was working for Creative Housing. We paid thousands of dollars over the years to Creative Housing, who did nothing for us, and failed to follow through with their obligations of insuring the land, and paying fees for the fire hydrant. In the end Creative Housing just disappeared, which made the land no longer non-profit and forced the Town of East Windsor to foreclose on the land. This was a very stressful time for us homeowners, not knowing what was going to happen to our homes. In the ground lease it is written that in the event of land ownership transfer, we the homeowners would have first option to purchase the land our house sits on. The sixteen homeowners united and hired an attorney. We wasted thousands more dollars (over \$16000) to be told this would not be possible. I feel that allowing us to own our homes with no restrictions would be in the best interest of all the taxpayers of East Windsor and to the Town of East Windsor. It would also allow us to put more renovations into our houses without the worry of not getting a return on our investment. The Town of East Windsor is now trying to make this right, and I hope you can see it to be in the best interest of everyone involved to correct this situation.

Thank You for your consideration,

Joseph Malenfant
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