

February 18, 2021
Housing Committee
Legislative Office Building
300 Capitol Avenue
Hartford, CT 06106

Raised Bill 5685: An Act Concerning Rent Control

Dear Members of the Housing Committee:

My name is Carlos Mouta and I would like to thank you for the opportunity to provide written testimony opposing H.B. 5685. I currently own multiple residential buildings and I am concerned about the impact this bill will have on, not only my properties, but the rental housing market as a whole.

I urge you to reject this bill. Rent control has never been successful. Rent control leads to deteriorating housing and impedes property improvement and investment. In Connecticut, there has not been a significant increase in rental prices in decades as lack of high paying employment has pushed higher earners out of state. In addition, there are many programs already available such as Market Value, Affordable Housing, and Workforce Housing. The incentives for those programs need to be increased so more landlords utilize them.

The main reasons for rent increases are increasing expenses. Utilities, taxes, maintenance costs all continue to rise. If we are unable to increase rent payments, it is not possible to maintain the property and that causes damage to tenants, landlords, and ultimately, the state as the property deteriorates.

Sincerely,

Carlos Mouta