

**Testimony of Caroline Raynis, Landlord
Housing Committee Hearing, February 18, 2021**

Good morning, members of the Housing Committee:

My name is Caroline Raynis I am a wife, a mother, and a landlord.

I respectfully **oppose H.B. No. 6431**: An Act Concerning Housing Opportunities for Justice-Impacted Persons, as is written. I believe in giving second-chances to ex-offenders; however, I do not believe we need to re-invent the wheel. I am simply asking that any new bill reflects the current HUD guidelines, which already account for looking at an applicant as a whole and not automatically rejecting applicants with misdemeanors and/or felonies.

I happily **support S.B. 354**: An Act Concerning Rental Assistance Payments. This bill will help many landlords to meet their obligations to lien holders, including, in many cases, the municipalities in which they own property. It will help to ensure taxes are being paid. This is a symbiotic bill for all interest groups involved—the tenants, the landlords, and the municipalities.

I respectfully **oppose S.B. 393**: An Act Concerning Room Temperatures, as is written. Specifically, line “2” and line “3.” Allowing “reasonable methods” to heat could include space-heaters. This may pose a grave threat, in terms of fire safety—this may also harm the interests of our state universities, who’s dormitories house thousands of our state’s very own children. This fire hazard could result in death—I lived on the top/ 8th-floor of a state school’s dormitory, I can tell you I would worry about everyone making it out in a bad fire. Space-heaters create many fires each year. Who would be held liable for the fire and damage? I hope the state schools expect students to bringing-in their own air conditioners—can the power grids handle that? And what happens when you have competing ideas among tenants for heating and cooling—the AC will be cranked with the space-heaters going at the same time. Furthermore, the language is too ambiguous. Define “certain temperature;” “reasonable maximum temperature;” and “reasonable temperature.” I am not opposed to tenants being comfortable, given the season; however, the way this is written seems to surreptitiously give tenants legal authority to “designate” their own “reasonable maximum temperature.” It is a “blank-check.”

Thank you for your time.

Sincerely,
Caroline Raynis, Landlord
carolineraynis@gmail.com
203.859.2396