

Housing Committee JOINT FAVORABLE REPORT

Bill No.: SB-301

AN ACT ESTABLISHING A PILOT PROGRAM TO FUND REIMBURSEMENTS
Title: TO LANDLORDS FOR LOST RENTAL PAYMENTS.

Vote Date: 3/15/2022

Vote Action: Joint Favorable

PH Date: 3/10/2022

File No.:

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SPONSORS OF BILL:

Housing Committee

REASONS FOR BILL:

UniteCT was a program meant to reimburse landlords for tenants who were unable to pay rent during the COVID-19 pandemic. Federal regulations required tenant participation for the landlord to receive this funding, so in cases where tenants refused or were unable to participate the landlords did not receive funding. This pilot program seeks to reimburse those landlords who tried to participate in good faith but whose tenants refused to cooperate.

RESPONSE FROM ADMINISTRATION/AGENCY:

None Expressed

NATURE AND SOURCES OF SUPPORT:

[Connecticut Realtors](#), **Supports** – stating that they "support the recognition of the enormity of the financial burden given to landlords during the lengthy eviction moratorium process that was unable to be addressed due to tenant refusal to participate."

[Eric Rogers](#), **Supports** – stating that there have occasionally been cases tenants did not want to pay rent, were not reachable, or intentionally did not participate. The lack of rent or UniteCT funding harms other tenants as it reduces the landlord's budgets for repairs and maintenance.

[John Souza](#) – President **Supports** – stating that many landlords played by the rules and tried to assist their tenants in filling out their parts of the UniteCT applications, but their tenants refused. These funds would compensate those landlords who provided housing without rent.

[Doug Duford](#), **Supports** – stating that he has personally had a tenant who refused to participate or move out. He stated that landlords like him have been left behind.

[Adam Bonoff](#), **Supports** – stating that landlords were forced to provide public housing without reimbursement and that this legislation would help fix that.

NATURE AND SOURCES OF OPPOSITION:

[Raphael Podolsky](#) – CT Legal Services, **Opposes** – stating that in the majority of cases of incomplete UniteCT applications the landlords were the ones who refused to complete them, because they preferred to evict the tenant. And that in many cases there was no fault with either the landlord or tenant, but just issues with how complex the system was. They oppose this legislation because it will be nearly impossible to identify who should qualify for this program and that instead money should be directed towards new applicants.

Reported by: William Cromwell

Date: 3/18/2022