

Housing Committee JOINT FAVORABLE REPORT

Bill No.: HB-6705

AN ACT AUTHORIZING ADDITIONAL BONDS OF THE STATE FOR THE

Title: HOUSING RECEIVERSHIP REVOLVING FUND.

Vote Date: 3/2/2023

Vote Action: Joint Favorable

PH Date: 2/23/2023

File No.: 138

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SPONSORS OF BILL:

The Housing Committee

REASONS FOR BILL:

This bill was proposed to increase the bonding authorization for the Housing Receivership Revolving Fund from three hundred thousand dollars to seven hundred fifty thousand dollars, as the previously allotted to amount has been found to be insufficient.

RESPONSE FROM ADMINISTRATION/AGENCY:

None

NATURE AND SOURCES OF SUPPORT:

City of Hartford, Mayor Luke A. Bronin: Mayor Bronin fully supports the passage of HB-6705, claiming that the need for such a fund is "great". He also claims that this new funding would allow Hartford to more adequately and swiftly address serious housing code violations that threaten individuals lives and said quality of individuals lives. Mr. Bronin does suggest however several changes to this bill that push the bill even further. He asks that the average expense fund per dwelling be adjusted to \$10,000 per dwelling rather than the as written \$5,000. Mr. Bronin says this would better reflect today's housing repair costs. He also wishes for total annual costs to be adjusted from the limit of \$200,000 to \$1,000,000. He also asks that the limitation on 20 units or less buildings be removed as the individuals with the most need live in buildings that far exceed this limit. And finally, he suggests that fund usage to be limited to distressed municipalities only and buildings that receive monies from the fund have a lien placed on them requiring full repayment withing 5 years.

Partnership for Strong Communities, Senior Policy Advisor, Sean Ghio: Mr. Ghio submitted testimony in support of this bill stating increasing the Housing Receivership Revolving Fund will provide repairs for multi-family homes that are in poor condition. The pending repairs of these multi-family homes are in violation of health and safety codes and therefore Mr. Ghio asks the committee to support this bill.

Connecticut Legal Services, Attorney and Policy Advisor, Raphael L. Podolsky: Mr. Podolsky supports HB 6705 as the fund can be used when a building is blighted but still occupied. He explained that the fund provides an additional funding source to front the costs of repairs, which becomes a lien on the property to repay the fund.

NATURE AND SOURCES OF OPPOSITION:

The following Connecticut residents submitted testimony in opposition of HB 6705. It is believed by committee staff that this was either done in error, or in opposition of rent stabilization.

- Levi Judqin
- Brian LaPointe
- 4 Anonymous submissions

Reported by: Thomas Togneri

Date: March 22, 2023