

Name: Lauren Wheeler
Title: Area Manager
Organization or Agency: Trio Properties LLC
Topic: SB00143 - AAC EVICTIONS FOR CAUSE.
Opposes

Testimony:

Senator Marilyn Moore
And Members of the Housing Committee
Proposed Bills – S.B 143 and H.B. 5156
Tuesday 11am February 20th Rm 2B
IN OPPOSITION

Hello, my name is Lauren Wheeler and I am with Trio Properties LLC and a member of the Connecticut Apartment Association. During my 15 years as a Housing Provider in Connecticut I have housed over 3,000 residents.

I provide housing to a wide variety of residents in CT. I house single people and families, young couples and retirees, all from a range of incomes. I need to be able to provide safe communities for my residents. I am testifying against S.B. 143 and H.B. 5156, bills that would severely limit my ability to manage my communities appropriately.

S.B. 143 – An Act Concerning Evictions for Cause restricts a housing provider’s ability to send a non-renewal, nullifies the end dates of a private contract, the lease, changes our ability to evict for a lease violation, conveys squatter tenancy rights and requires notice of conversion to condominiums with right of first refusal to the existing tenant. With these changes to the fundamental contract laws, this bill will negatively affect a housing provider’s ability to support and maintain the assets they own and their ability to provide safe and well-maintained housing for residents. By eliminating a property owner's ability to end a lease agreement at the time of the mutually agreed upon contract end date, this law effectively creates the potential for perpetual tenancy, undermining private property rights and the contract laws our country is founded on. These changes will restrict the ability for me as a housing provider to support and protect neighboring residents, creating the exact conditions this bill was designed to prevent.

H.B. 5156 – An Act Requiring Notices of Rent Increases requires that Housing Providers send a 60 day rent increase notice to residents protected under 47a-23c. This is a piece of legislation that the above mentioned S.B. 143 is eliminating, creating contradiction that will lead to the inability to enforce this in the future. The bill also references ‘fair and equitable rent increases’ without definition.

Housing providers want and need valued Connecticut residents. The Connecticut Apartment Association represents over 67,000 apartment homes and we represent good landlords throughout the association. We do not support bad actors and we believe that they should be held accountable for negatively affecting the quality of housing for Connecticut families. We supported bills last year to penalize such bad actors and will continue to do so. We support changes that will increase supply and we ADVOCATE for every bill that gets proposed this session to have a direct answer to the housing shortage in the state of Connecticut.

Thank you for reading-
Lauren Wheeler