

**Name:** Krystel Laramée

**Title:** Property Manager

**Organization or Agency:**

**Topic:** HB05156 - AA REQUIRING NOTICES OF RENT INCREASES.

Opposes

**Testimony:**

Hello, my name is Krystel , and I am with Paredim Partners and a member of the Connecticut Apartment Association. During my 17 years in the multifamily industry in Connecticut, I have housed generations of residents. I provide housing to single people and families, working professional, students and retirees, all from a range of backgrounds and incomes. I need to be able to provide safe communities for my residents. I am testifying against managing my community appropriately. 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 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 apartment housing supply to address our housing crisis. S.B. 143 will discourage the creation of more rental housing making the current housing crisis worse.