



Tenant Protections & Subsidized Housing Investments

Over the last three years, it has become increasingly apparent that the scarcity of affordable housing has put tenants at all income levels at risk of unfair rental practices — from baseless evictions to excessive rent increases. In addition, heightened housing demand and inflationary pressures on the cost of building require deeper investments in state-funded housing programs. Growing Together CT supports a range of proposals to protect tenants and bolster state-supported housing programs. Together, these proposals will increase stability and well-being for renters, including those who are most vulnerable. These reforms include:

Tenant Protection Proposals

- **Rent Caps/Good Cause Eviction:** Rents have soared over the last several years, increasing by an average of over 20% — levels that are unsustainable for all kinds of tenants. This proposal would cap annual rent increases at 2.5% and expand the good cause eviction protections available to some senior and/or disabled tenants to all tenants. *(Lead organizations: Democratic Socialists of America, CT Fair Housing Center, the Greater Hartford Interfaith Action Alliance, the CT Tenants Union, and Make the Road CT)*
- **Fair Eviction Records Access:** Too often, outdated and misleading information on eviction filings (including for matters that are resolved or erroneous) are used to deny renters a unit. This proposal would shorten the time that the record of an eviction case is available in the public online database and to tenant screening services. *(Lead organizations: Connecticut Legal Services, Greater Hartford Legal Aid, and New Haven Legal Assistance)*
- **A cluster of bills aimed at ensuring and enforcing housing quality for all tenants, including:**
 - **Multifamily Owner Transparency:** When municipalities receive complaints about unsafe and unsanitary housing conditions or emergencies at a rental property, it is critical for the local agency to be able to quickly contact the responsible parties that own and maintain the building. This proposal would require that landlords disclose the real people (rather than an LLC) who own and are responsible for multifamily rental properties. *(Lead organization: CT Voices for Children)*
 - **Increase Fines for Housing Code Violations:** To many housing providers, fines for housing code violations, capped at \$250 in many cases, are just the cost of doing business and don't prompt them to address issues efficiently. This proposal would raise the maximum fine for housing code violations. *(Lead organization: CT Voices for Children)*
 - **Increase Funding for Municipal Inspection Offices:** This proposal would create a \$5 million pilot program to support additional housing inspection capacity and enforcement in municipalities with a proactive residential rental licensing or inspection program, with a goal of ensuring that landlords comply with local health and housing code ordinances. *(Lead organization: HOME CT/Partnership for Strong Communities)*

Other Bills to Watch

- **Fair Tenant Screening:** This proposal would ensure that criminal records that are irrelevant to an applicant's ability to be a safe and reliable renter cannot be used to unfairly deny someone a rental unit. *(Lead organizations: CT Coalition to End Homelessness, ACLU, and CT Fair Housing Center)*

Housing Program Enhanced Investments

- **Invest in State Housing Vouchers:** The state's Rental Assistance Program (RAP) provides low-income families fortunate enough to get off its waitlist the financial support necessary to cover the portion of their rent that exceeds a third of their salary. While housing costs have increased significantly, the funding for this program has not, so it is serving fewer families. This proposal calls for an additional \$72 million allocation for RAP in the 2024-2025 Fiscal Year. *(Lead organization: HOME CT/Partnership for Strong Communities)*
- **Housing Navigation and Mobility Counseling:** As the housing market has tightened, affordable units are harder to find. Housing navigators can help with the search, and mobility counselors — specialists in searches in hard-to-reach areas that tend to be resource-rich — can provide focused assistance to families looking to make such moves. This proposal requests \$5 million for housing navigation and mobility services to assist voucher recipients with finding homes. *(Lead organization: HOME CT/Partnership for Strong Communities)*
- **Support Housing Construction Subsidies:** Changes to zoning are a critical way to expand the supply of lower-cost housing, but for some families, additional government housing subsidies are critical to putting housing within their reach. This proposal requests a 2024-2025 Fiscal Year bond authorization increase of \$150 million for the Housing FLEX Fund and \$75 million for the Housing Trust Fund. *(Lead organization: HOME CT/Partnership for Strong Communities)*



Growing Together Connecticut is a movement to create growth, opportunity, and justice in housing and beyond all across Connecticut! For more information, please visit www.growingtogetherct.org.