April 11, 2022

Dear Governor Lamont and Leaders of the Connecticut General Assembly,

We are writing to make you aware of a gap in UniteCT protection for tenants and request that you extend Executive Order 12D(4), Stay Upon Filing of UniteCT Application to the later of August 31, 2022 OR the date at which the Department of Housing certifies that all UniteCT funding has been disbursed.

Approximately 30,000 UniteCT applications await final audit and payment. The Department of Housing (DOH) is processing the remaining applications as quickly as it can and prioritizing payment for those in the eviction process but does not expect to finish disbursement all UniteCT funds before August. According to the UniteCT dashboard, as of April 1st, over $150 million has yet to be disbursed. As we know you’ve heard, new eviction filings are at a pace to exceed 30,000 this year. This would be the highest year since the 20,597 eviction actions initiated in 2017. DOH recently reported that an estimated 5,000 households have pending UniteCT applications and recently have had eviction cases filed in court.

We greatly appreciated your willingness to extend 12D(4) earlier this session. The current Executive Order 12D (4) stays eviction proceedings for thirty days or until a decision is made upon a UniteCT application. If the UniteCT application is approved, the summary process case is stayed until payment is made and the summary process action is withdrawn or dismissed. Extending EO-12D(4) until UniteCT payments of pending applications are complete will benefit both tenants and landlords. It means that landlords will be paid and that tenants will not unnecessarily be displaced.

We appreciate that there is very limited time to enact an extension, however we felt we would be remiss in not bringing this gap to your attention. Without an extension of Executive Order 12D(4), thousands of households could be evicted before their applications are fully processed. As a result, landlords may be paid while tenants are evicted. While participating landlords are certainly entitled to those arrearages, tenants losing their housing at the same time defeats the primary purpose of these emergency resources.

Thank you for your time and consideration on this matter. We are ready to assist in any way.

Sincerely,

Members of the HOMEConnecticut Campaign¹:

¹ HOMEConnecticut works to address Connecticut’s affordable housing shortage with the goal to ensure that all Connecticut residents have access to a range of affordable housing choices in all communities in the state.
Melvyn Colon, Southside Institutions Neighborhood Alliance
Fionnuala Darby-Hudgens, Connecticut Fair Housing Center
Kiley Gosselin, Partnership for Strong Communities
John Guszkowski, Connecticut Chapter of the American Planning Association
Donna Hamzy-Carroccia, Connecticut Conference of Municipalities
Timothy Hollister, Hinkley Allen
Jim Horan, Local Initiatives Support Corporation
Melissa Kaplan-Macey, Regional Plan Association
Erin Kemple, Connecticut Fair Housing Center
Dara Kovel, Beacon Communities
Zach McKeown, Connecticut Conference of Municipalities
Hiram Peck, Planner for the Town of Avon
Jim Perras, Home Builders & Remodelers Association of Connecticut
Julian Pierce, Fairfield County’s Community Foundation
Raphael Podolsky, Connecticut Legal Services
Stephen Saloom, Fairfield County’s Community Foundation
Chris Senecal, Hartford Foundation for Public Giving
Anika Singh Lemar, Ludwig Center for Community and Economic Development at Yale Law School
Christie Stewart, Fairfield County’s Center for Housing Opportunity
Gregory Ugalde, T&M Building Co., Inc.
Carla Weil, Capital for Change, Inc.

cc: Senator Looney; Senator Duff; Representative Candelora; Senator Kelly; Representative Ritter; Representative Rojas; Commissioner Mosquera-Bruno; Senator Winfield; Representative Stafstrom; Senator Kissel; Representative Fishbein; Senator Lopes; Representative Williams; Senator Cicarella; Representative Polletta; Hon. Patrick L. Carrol III, Chief Court Administrator; Jonathan Dach, Office of the Governor