

**TOWN OF HAMDEN  
LEGISLATIVE COUNCIL  
RESOLUTION CONCERNING THE ENHANCEMENT AND  
PROTECTION OF TENANTS' RIGHTS**

Presented by: Justin Farmer, Laurie Sweet, Abdul Osmanu

WHEREAS, historic levels of income inequality, paired with rising inflation and unaffordability of homeownership have contributed to it being easier and more affordable for a median household to buy a home during the Great Depression than it is in 2022, thus leading to depressed levels of homeownership and an increase in individuals living in rental dwellings<sup>1</sup>; and

WHEREAS, according to a March, 2021 report by the Partnership for Strong Communities, the State of Connecticut is seeing a crisis in affordable housing and evictions; and

WHEREAS, the Connecticut General Assembly has recently taken action to further empower tenants in Connecticut by establishing a right to counsel (RTC) for tenant evictions and has appropriated funds in the amount of \$10 million this year and another \$10 million for next year for that purpose, and by requiring municipalities with more than twenty-five thousand residents or five thousand tenants to establish a fair rent commission to receive and investigate tenant complaints and conduct hearings and studies related to tenant concerns; and

WHEREAS, Hamden is the proud home to those residents who have recently formed the Seramonte Tenants Union on Kaye Vue Drive, Kaye Plaza, Highview Terrace and Mix Avenue Apartments, exercising their right to collectively pursue living conditions of higher quality; and

WHEREAS, we have heard the pleas of tenants to address the ongoing issue of landlords and property managers utilizing strict interpretations of existing laws surrounding parking regulations and enforcement to tow tenant vehicles; and

WHEREAS, we wish to ensure the safety and security of all Hamden tenants through regular inspection and code enforcement toward a 21<sup>st</sup> Century standard of living; and

WHEREAS, the Hamden Housing Code has not been thoroughly updated since 1967;

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<sup>1</sup> *Report: It's Harder to Buy a House Today Than It Was During the Great Depression,* Relevant Magazine, May 2, 2022

and


WHEREAS, we recognize the capacity and legal authority vested in the Director of Health to enforce Hamden's Housing Code as the health district bears the legal authority to enforce the Housing Code through inspections and fines to compel owners of rental dwellings to meet the Housing Code;


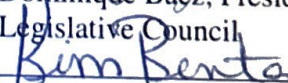
NOW THEREFORE, BE IT RESOLVED that the Hamden Legislative Council shall address the need for enhanced tenant protections within the Town of Hamden by taking the following actions:

1. Work with Hamden Fair Rent Commission to realize a 21<sup>st</sup> Century standard of living for tenants in Hamden by encouraging the development of a landlord database, by improving code enforcement mechanisms, and by considering changes to the Hamden Housing Code;
2. Engage in discussions with the Director of Health to broaden its housing-related inspection and enforcement activities;
3. Improve local controls over private parking and predatory parking practices;
4. Encourage all existing Hamden agencies and commissions to use the full extent of their statutory and administrative powers to enforce existing laws regulations & statutes, including but not limited to members of the Hamden FRC facilitating collective complaints by tenants and tenant unions, associations, or other formations

Adopted by the Legislative Council at its meeting held on June 21, 2022.

APPROVED AS TO FORM:

  
\_\_\_\_\_  
Susan Gruen  
Town Attorney

  
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Dominique Baez, President  
Legislative Council  
  
\_\_\_\_\_  
Kim Renta, Clerk  
Legislative Council

APPROVED:  
  
\_\_\_\_\_  
Lauren Garrett  
Mayor

Date: 6/24/2022