



Legislative Testimony  
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**ACLU-CT Written Testimony Supporting House Bill 6588, An Act  
Concerning Rent Stabilization**

Senator Moore, Representative Luxenberg, Ranking Members Sampson and Scott,  
and distinguished members of the Housing Committee:

My name is Jess Zaccagnino, and I am the policy counsel for the American Civil Liberties Union of Connecticut (ACLU-CT). I am writing to testify in support of House Bill 6588, An Act Concerning Rent Stabilization.

The ACLU-CT believes in a society where all people, including those who have been convicted or accused of a crime, have equal opportunity to contribute to their communities and build successful and fulfilling lives. Everybody needs a safe and stable place to live, which builds prosperous communities. But especially since the pandemic, rent has skyrocketed across the country and across the state, increasing by 20 percent on average over the last two years.<sup>1</sup> At the same time, wages have not kept up with inflation and the frequency of no fault evictions have also increased, meaning that tenants are losing their homes even when a landlord didn't claim they did anything wrong.<sup>2</sup>

People in Connecticut cannot have a future here if they cannot afford a place to live. When housing becomes unaffordable, there are cascading effects—like displacement from beloved homes, neighborhoods, and schools. When working people can afford to pay their rent, they can take better care of their families. Rent hikes and no fault

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<sup>1</sup> See, e.g., Ronnuala Darby-Hudgens, *Expanded Fair Rent Commissions*, CONN. FAIR HOUSING CTR. (Apr. 1, 2022), <https://www.ctfairhousing.org/expanded-fair-rent-commissions/>.

<sup>2</sup> See, e.g., Tess Terrible & Walter Smith Randolph, *No Fault Evictions Are on the Rise in Connecticut: Here's Why*, CT PUBLIC (Apr. 15, 2022), <https://www.ctpublic.org/show/where-we-live/2022-04-15/no-fault-evictions-are-on-the-rise-in-connecticut-heres-why>.

evictions are displacing people from their homes and communities, fueling gentrification, increasing evictions and homelessness, which disproportionately harms Black and brown working class renters and immigrant communities.

The ACLU-CT strongly supports rent stabilization efforts, like House Bill 6588. But this bill would be further strengthened by lowering the rent cap to 2.5 percent to match pre-pandemic average rent increases. The bill could also expand good cause eviction protections so that all tenants can have greater stability in their homes. The ACLU-CT urges this Committee to support House Bill 6588.