

Dear President Walker-Myers,

The Board of Alders has made ensuring that New Haven has sufficient affordable housing a priority. We have recently created a permanent Affordable Housing Commission to advance this goal.

While creating new affordable housing is necessary, New Haven has a stock of existing affordable housing. A large proportion of this affordable housing is owned by large-scale landlords, including but not limited to Mandy Management and Pike International. It is difficult to know the exact proportion of the market these large landlords control, as they often purchase and own property through separate LLCs or other vehicles. To assess the existing affordable housing stock, we need to understand who owns what.

Testimony at the Fair Rent Commission, media coverage, and stories from our constituents suggest that conditions at these properties are often poor. As we prioritize increasing the number of affordable units in New Haven, we also have an obligation to make sure that the existing affordable units are decent places for our residents to live. As we consider affordable housing, we as a board should hear the testimony of folks currently utilizing it.

These large landlords' lack of transparency makes our goal difficult. We would benefit from a public forum where large landlords can answer our questions to provide clarity, and where tenants of their properties can testify to the conditions. Such a workshop would help us in our goal of assuring that our residents have access to good quality affordable housing. We respectfully ask that you refer this request to the appropriate aldermanic committee. Thank you for your consideration of this matter.

Sincerely,

Charles Decker, Ward 9

Ron Hurt, Ward 3

Jill Marks, Ward 28

**ORDER OF THE NEW HAVEN BOARD OF ALDERS CALLING FOR A WORKSHOP TO DISCUSS THE CONCENTRATION OF LARGE-SCALE LANDLORDS IN THE EXISTING AFFORDABLE HOUSING MARKET, AND THE LIVING CONDITIONS THEREIN**

**WHEREAS:** The New Haven Board of Alders has indicated that ensuring New Haven residents have access to quality affordable housing is a priority; and

**WHEREAS:** A large and apparently increasing proportion of the existing stock of affordable housing is owned and managed by large-scale landlords who own hundreds of apartments, either directly or through subsidiary entities; and

**WHEREAS:** Testimony from the Fair Rent Commission, the media, and our constituents and neighbors suggests a high volume of safety, maintenance and quality of life issues in these existing affordable housing units; and

**WHEREAS:** Ensuring that existing affordable housing is of sufficient quality requires transparency about the ownership of these units and their safety, maintenance and other living conditions;

**NOW, THEREFORE, BE IT ORDERED** by the New Haven Board of Alders that a Committee of the Board will conduct a workshop to discuss the concentration of large-scale landlords in the existing affordable housing market, and the living conditions therein;

**NOW, THEREFORE, BE IT FURTHER ORDERED** that the Committee invite landlords, appropriate City department heads and officials, and members of the public to attend and participate in the discussion.