



SB 54 AN ACT CONCERNING A LANDLORD'S ABILITY TO REVIEW CRIMINAL RECORDS  
RELATING TO A PROSPECTIVE TENANT.

HB 5712 AN ACT CONCERNING THE CONNECTICUT CLEAN SLATE LAW.

HB 5713 AN ACT CONCERNING INQUIRIES ABOUT THE CRIMINAL CONVICTIONS OF A  
PROSPECTIVE TENANT.

Housing Committee Public Hearing  
02.07.19

Dear Senator Bradley, Representative McGee, and Ranking Members Senator Hwang and  
Representative Dauphinais and Members of the Housing Committee:

My name is Elizabeth Lagasse and I am submitting testimony representing the Connecticut Apartment Association (CTAA). CTAA represents over 50,000 units, the largest number of apartments represented by any single association in the state. CTAA members consist of the state's leading firms in the multifamily rental housing industry, many of whom manage national portfolios. The association's mission is to actively lead the apartment industry in providing quality housing by educating, advocating and connecting property owners, managers and vendor partners. Our parent organization, the National Apartment Association (NAA), represents more than 9.2 million apartment homes throughout the United States, Canada and Europe.

I would like to address the following bills in my testimony:

SB 54  
HB 5712  
HB5713

CTAA supports the committee's efforts to address the matter of inmate reentry and we look forward to working with the committee on devising policies that do not unfairly sanction property managers and landlords who undertake sensible measures to provide safe stable housing to present and future tenants. CTAA believes there are policies and procedures that can be adopted that when implemented can assist in achieving the goals the committee is looking to address.

The follow are policy solutions that are reasonable and workable. Including, but not limited to, transitional housing, clear and precise screening criteria, updated HUD guidelines.

If the highlight bills are made into law, CTAA feel a significant burden be placed on property managers and landlords. Including, but not limited to, spending more to attract prospects to rent, losing money in vacancy loss due to untimeliness if the screening process doesn't allow for criminal screening to be part of the upfront application process, having inadequate and untrained employees policing to address neighbor complaints related to suspected drug activity or suspected violence and/or increased costs to evict if there is proven drug activity or suspected violence.

Thank you for the opportunity to speak to on this issue.

Sincerely,

A handwritten signature in black ink that reads "Elagasse". The signature is written in a cursive style with a long horizontal flourish at the end.

Elizabeth Lagasse  
Regional Director - Multifamily  
The Baker Companies