

From: Juliet Cavanaugh juliet@cavanaughandcompany.com
Sent: Wednesday, February 06, 2019 4:03 PM
To: HSGTestimony
Subject: Proposed Bills SB 54 and HB 5713

Good afternoon,

I am writing in opposition to the proposed bills SB 54 and HB 5713. As a Real Estate and Property Management firm, we follow very strict protocols in tenant screening. During the application process (required of all individuals 18 or older) we specifically ask if they have been convicted of a felony. Our reason for asking is to determine if applicants provide truthful responses as our automated screening process (we enlist a national service) will discover convictions nationwide.

As property managers, we educate our clients that an individual's criminal background/record should not result in an automatic denial of housing. We believe that all factors should be evaluated including the age of the individual at the time of the offense, the nature of the offense and how long ago the offense occurred. Establishing a "Criminal Records Look-back" period will limit a landlord/property managers ability to determine if any serious offenses occurred at any point in time. If the "Look-back" period is 7 years and the applicant committed a serious crime 8 years ago, the owner/property manager should have that information.

Additionally, what do these bills consider as "an offer of housing or conditional offer of housing?" Once we have shown an available rental to an interested party, they are directed to our website to complete the application process; this is where the question regarding felony convictions is asked. We have not made them an offer of housing or even a conditional offer of housing...we have only invited them to complete an application for consideration.

While we understand that a criminal history is often a deterrent in an individual's ability to secure housing, a property owner is entitled to conduct a thorough, lawful background investigation and they should not be prevented from doing so.

Many thanks for your kind consideration.

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