

Pachkovsky, Alex

From: Adam Bonoff <longhillre@icloud.com>
Sent: Saturday, February 15, 2020 8:41 AM
To: HSGTestimony
Subject: Housing Bill Testimony

SB 105 — Certainly tenants have rights to housing and there is no shortage of opportunity for them in the current system to maintain housing. Over 85% of eviction cases are for non payment of rent, It cost property owners \$4-5000 to resolve eviction cases already. This cost will ultimately be passed on to consumers in the form of higher rents. Shorter eviction times would give vulnerable at risk tenants more opportunity to find rental housing in the future. Common sense would dictate that the more costly and time consuming the process, the more strict and vigilant landlords will need to be the next time riskier prospective tenants apply. OPPOSE

SB 109 and HB 5122 — Concealing criminal records is very dangerous to the innocent tenants already residing in current rental housing. 76% of felons will go back to prison in 5 years, landlords and legislators have a moral obligation to protect the innocent public especially children. I don't have the answers as to how to get convicted felons back into the system, but this misguided solution will just result in more heart ache for the public at large. Children will be harmed, older retired persons will be harmed and the percentage of the public who are multiple repeat felons are a tiny percent of the population, the ability to screen for criminal background is crucial to protecting the public, do the right thing and protect the public they deserve nothing less. OPPOSE

HB 5123 — This crazy proposal makes property owners liable for anyone contracting lead poisoning, whether their property is at fault for poisoning or not, a tenant could have contracted lead poisoning at a previous address. This combined w lead being in the environment already and now lowered standards for what is considered high levels of lead in the blood is an extremely unfair burden to place on any group. Lead paint was used almost exclusively prior to 1978 in Northeast Homes, most of the homes in the north east were built prior to 1978, in the neighborhood of 75%. Most people who own these older properties today did not paint the properties w lead paint, the incidences of lead poisoning is way down. Vigilance is necessary but It is unconscionable to put this burden on any one group. OPPOSE

HB 5126 — Capping late fees and allowing tenants to require inspections will just add more red tape and cost to an already expensive system, CT law already dictates you can't charge more than 5% of monthly rent and a landlord can't start to tack on late fees until after the 10th of a month, if it is now going to be required and a new right for tenants the burden will be ultimately refected in higher rent costs, if a goal is to make housing more affordable this should not be on the table. OPPOSE

HB 5118 — Landlords already must light their hallways, requiring security systems will only add to the costs of providing rental housing, it would be cheaper to just allow criminal background checks so that we could screen for bad potential tenants and hopefully keep them off the properties. OPPOSE