

PLM PROPERTIES LLC

February 18, 2021

CT Housing Committee
Hartford, CT
VIA Email hsgtestimony@cga.ct.gov

Re: Comment for Public Hearing February 18, 2021

Dear Representatives,

I am writing provide the following written testimony for the following proposed bills:

HB 354 – Act concerning Rental Assistance Payments: SUPPORT

Provided that assistance payments are paid directly to the property owner, much like the highly successful and helpful TRHAP program just did.

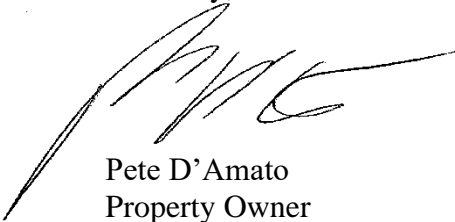
HB 5685 – Act concerning rent control: OPPOSE

Rent control was implemented and subsequently removed in Massachusetts by referendum – you don't need to look far to see the failures of this misguided policy. Rent control has failed every place and every time it was tried. The legislators proposing this fail to understand that rent control creates deteriorated housing and thwarts property investment/improvement. It also decreases grand list values. Nothing good has ever come out of rent control!

HB 6431 – Act concerning housing opportunities for justice-impacted persons: OPPOSE

HUD has already issued guidance on using criminal records in tenant screening and the federal policy works. There is no need for this bill. Private property owners should not be forced to take risks as innocent people will get hurt. The legislators proposing this fail to appreciate that it is not just about the one “justice-impacted person” – it’s about the safety and security of the 10 or 20 other families in my building that I need to look out for. Just because time has passed between their last conviction and present day does not mean a criminal has reformed! It might simply mean that they have not been caught again and are not reformed at all. More importantly, in my experience even if the individual has “reformed” his/her friends typically have not, mayhem ensues and they are evicted for their disruptive friend’s behavior.

Sincerely,



Pete D'Amato
Property Owner