

Brady, Paul

From: LECOKYLLC <LECOKYLLC@cox.net>
Sent: Saturday, March 7, 2020 5:30 PM
To: JudTestimony
Subject: OPPOSE HB 5019 AND SB 403 Regarding Erasure of Criminal Records

March 6, 2020

TO: CT Legislature JudTestimony@CGA.CT.gov

OPPOSE: HB 5019 CONCERNING FAIR FUTURES & ERASURE OF CRIMINAL RECORDS.

OPPOSE: SB 403 CONCERNING ERASURE OF CRIMINAL RECORDS FOR CERTAIN MISDEMEANOR AND FELONY OFFENSES

I am a landlord living in Enfield CT and providing safe, affordable and clean housing in towns in north central Connecticut. My tenants include elderly citizens, retired law enforcement, college students, young parents with toddlers, single moms with children, single women and single men.

This proposed legislation puts each of them at risk because if adopted any landlord's ability to screen new tenants will be severely hampered. While everybody deserves a fair chance to find housing, NOBODY deserves to be deceived and put at risk of personal danger because criminal records are erased or rendered off limits as a component of tenant screening.

- We must see the entire criminal history to recognize repeated behaviors that may threaten families, children, disabled, and elderly with repeat offenders or predatory persons.
- We already follow HUD guidelines against blanket denial due to a criminal records. We must also consider the history, severity and nature of the crime as well as the elapsed time and person's age when the crime(s) occurred.
- Most landlords require criminal record checks as one part of a background check that also considers work, housing, credit and family history. We MUST see the whole picture to assess a person and criminal records are part of that picture.

Most landlords are good people heavily invested in their properties and their tenants. Most landlords, like myself use reasonable discretion assessing a tenant application with a criminal record by also reviewing work, housing, employment and credit history.

We have invested our lives in our rental properties and we deserve to know what risk a prospective tenant may be. Our tenants deserve to know their homes are still going to be safe places to rest, raise a family or enjoy their retirement years without fear the landlord can no longer fully screen new tenants.

Erasure, censure, hiding or restricting the public's right to know about criminal history threatens the fabric of our civilized community and puts those that have committed crimes into a protected or otherwise privileged population of people capable of hiding ugly deeds.

I urge you to OPPOSE this and any similar legislation!!!

Paul J. Januszewski
LECOKY Properties LLC
PO Box 321
Enfield, CT 06083-0321

(860)895-7863