



Sun Communities, Inc.

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Kadeem Roberts, Member, District 137
Joe Polletta, Member, District 68
Steve Weir, Member, District 55
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Dear 2024 Housing Committee Members:

Thank you for allowing me to submit testimony in regards to the public hearing on the proposed HB 5242 – AN ACT CONCERNING THE COLLATERAL CONSEQUENCES OF CRIMINAL RECORDS ON HOUSING OPPORTUNITIES. My name is Michael Kane. I am Vice President of the Connecticut Manufactured Housing Association (CMHA). CMHA represents the owners of over 7,500 mobile home lots in Connecticut which is approximately 75% of the lots in the state. Mobile manufactured home communities provide housing to all types of residents in CT - single people and families, young couples, and retirees, all with various incomes. I am also a Regional Vice President for Sun Communities. Sun Communities has a nearly 50 year history of owning and operating MH communities across the country, including 15 beautiful, age-restricted communities here in Connecticut with nearly 1,900 total sites that I oversee directly. Manufactured housing community owners in Connecticut need to be able to ensure safe communities for their residents. I am testifying on behalf of CMHA and Sun Communities against H.B. 5242, a bill that would create a risky and potentially dangerous environment for good, law-abiding residents.

There are many damaging provisions in this bill for housing providers and tenants. The one of greatest concern is that Section 2 considers it a discriminatory practice for a housing provider to refuse to rent, negotiate for the rental of, or deny a dwelling unit to any person based on their criminal record except for the commission of a felony within three years of the rental application, and the period of incarceration was for less than three years; or if during the one-year period immediately preceding the rental application if the applicant was incarcerated for three years or more. The clock begins upon conviction, and providers cannot consider any misdemeanors.

The primary reasons for our concern are:

- It rewards criminals by making them a protected class for Fair Housing. It violates current Fair Housing Law by requiring providers to treat those with criminal records in a different fashion than other applicants. Private housing landlords, unlike public housing administrators, are not equipped to manage transitional or supportive housing.

- It would put tenants' health, safety, and welfare in jeopardy. Connecticut's recidivism rate of 49% according to the State of Connecticut Office of Policy and Management - Criminal Justice Policy and Planning Division suggests a higher likelihood of exposure to crime for other tenants.
- It doesn't account for the severity of the crime. It would put those convicted of murder, arson, breaking and entering, and rape into private housing because it treats these crimes the same way as disorderly conduct or shoplifting.
- If passed, costs, and in turn, rents will increase, further exacerbating the housing affordability issue in Connecticut. We can expect to see an increase in insurance premiums due to a high probability of increased tenant vs tenant violence and property damage, higher turnover rates as good tenants move out, and the need for added security measures, all leading to higher rents.

We favor providing more transitional and supportive housing to give individuals a second chance. Such housing would offer access to the structure and resources necessary to support a safe and successful reentry.

For these reasons, we would like to register our **opposition to H.B. 5242 – AN ACT CONCERNING THE COLLATERAL CONSEQUENCES OF CRIMINAL RECORDS ON HOUSING OPPORTUNITIES..**

Thank you for your time and consideration in allowing Sun to submit this testimony. Attainable housing is an important resource and it is one that Connecticut, as well as every state, needs more, not less of. As a life-long resident of Connecticut, I hope you will appreciate my concerns and I would be happy to answer any questions or follow-up you may have or assist as a resource in helping to find the best way to provide and improve attainable housing options for the wonderful residents of Connecticut.

Thank you for your time.

Sincerely,

Michael Kane

Michael Kane
Regional Vice President of Sun Communities, Inc.
Vice President, CT Manufactured Housing Association
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