



General Assembly

January Session, 2001

Committee Bill No. 866

LCO No. 3947

Referred to Committee on Select Committee on Aging

Introduced by:
(AGE)

AN ACT TO ALLOW MUNICIPALITIES TO DECLARE HOUSING FACILITIES AS DESIGNATED ONLY FOR SENIOR CITIZENS.

Be it enacted by the Senate and House of Representatives in General Assembly convened:

1 Section 8-115a of the general statutes is repealed and the following
2 is substituted in lieu thereof:

3 (a) No housing project or projects for elderly persons shall be
4 developed until the Commissioner of Economic and Community
5 Development has approved the site, the plans and specifications, the
6 estimated development cost, including administrative or other cost or
7 expense to be incurred by the state in connection therewith as
8 determined by said commissioner, and an operation or management
9 plan for such project or projects which shall provide an income,
10 including contributions expected from any source, which shall be
11 adequate for debt service on any notes or bonds issued by an authority
12 to finance such development cost, administration, including a state
13 service charge as established by the commissioner, other operating
14 costs and establishment of reasonable reserves for repairs,
15 maintenance and replacements, vacancy and collection losses. During
16 the period of operation of such project or projects, the authority,

17 municipal developer, nonprofit corporation or housing partnership
18 shall submit to the commissioner for said commissioner's approval its
19 rent schedules and its standards of tenant eligibility and any changes
20 therein, and its proposed budget for each fiscal year, together with
21 such reports and financial and operating statements as the
22 commissioner finds necessary. Such authority, municipal developer,
23 nonprofit corporation or housing partnership shall also annually
24 submit verification that the significant facilities and services required
25 to be provided to the residents of such project pursuant to Title VIII of
26 the Civil Rights Act of 1968, as amended by the Fair Housing
27 Amendments Act of 1988 (42 USC 3600 et seq.) are being provided. On
28 and after July 1, 1997, the maximum income limits for admission to
29 such project shall be eighty per cent of the area median income
30 adjusted for family size.

31 (b) The commissioner shall have the right of inspection of any such
32 project at any time.

33 (c) The commissioner may authorize any housing authority,
34 municipal developer or nonprofit corporation to designate any
35 housing project developed pursuant to this part as only for persons
36 sixty-two years of age or older.

37 [(c)] (d) The commissioner may, for periods of up to one year,
38 authorize a housing authority, municipal developer or nonprofit
39 corporation to admit to such a project persons who are not less than
40 fifty-five years of age and otherwise meet the eligibility requirements
41 for the housing project. The commissioner may only grant such
42 authority upon receipt from a housing authority, municipal developer
43 or nonprofit corporation of an application approved by the chief
44 executive officer of the municipality in which the housing authority,
45 municipal developer or nonprofit corporation is located demonstrating
46 (1) that the housing authority, municipal developer or nonprofit
47 corporation is unable to attract an adequate number of elderly persons
48 to occupy the project, and (2) that the housing authority, municipal

49 developer or nonprofit corporation (A) has published a notice, at least
50 once each week during the thirty days preceding the submission of its
51 application, in one or more newspapers having a substantial
52 circulation in the municipality in which the housing project is located,
53 indicating that units in such project are available, and (B) has sent such
54 a notice, at least thirty days preceding submission of its application, to
55 each housing authority, municipal developer or nonprofit corporation
56 operating an elderly housing project pursuant to this part and having
57 fifty or more units. No person admitted to such a project pursuant to
58 this subsection shall be evicted from or denied continued occupancy of
59 such project solely because such person is less than sixty-two years of
60 age.

61 [(d)] (e) The commissioner is authorized to make orders and to
62 adopt regulations in accordance with chapter 54 with respect to the
63 development and the operation and management of such project or
64 projects by housing authorities, municipal developers, nonprofit
65 corporations and housing partnerships, and to determine the
66 allocation of funds to meet the development costs of such project or
67 projects, including administrative or other costs or expenses to be
68 incurred by the state. Such regulations shall establish maximum
69 income limits for admission to projects that reflect area median
70 incomes, as determined by the Department of Housing and Urban
71 Development.

AGE *Joint Favorable C/R*

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