



General Assembly

February Session, 2004

Amendment

LCO No. 5095

SB0033805095SD0

Offered by:

SEN. COLEMAN, 2nd Dist.

To: Subst. Senate Bill No. 338

File No. 280

Cal. No. 239

"AN ACT CONCERNING CERTAIN STATE MODERATE RENTAL HOUSING PROJECTS."

1 In line 5, strike ", East Hartford"

2 In line 12, strike the comma

3 In line 13, strike "East Hartford"

4 In line 16, after Hartford, strike the comma

5 In line 17, strike "East Hartford"

6 Strike lines 93 and 94 in their entirety and substitute the following in
7 lieu thereof: "Connecticut Housing Finance Authority, the Department
8 of Economic and Community Development and the select committee
9 of"

10 In line 99, after the period, insert the following: "The Connecticut
11 Housing Finance Authority, in consultation with the Department of
12 Economic and Community Development, shall approve, reject or

13 amend the plan. If the implementation of any portion of a plan
14 requires the waiver of any provision of the general statutes or
15 regulations of Connecticut state agencies, any approval by the
16 Connecticut Housing Finance Authority of such portion of the plan
17 shall be contingent on authorization of such waiver by an act of the
18 General Assembly."

19 Strike line 100 and substitute the following in lieu thereof:

20 "(h) A housing revitalization plan approved under subsection (g) of
21 this section may be amended by the housing authority, provided any"

22 After the last section, add the following and renumber sections and
23 internal references accordingly:

24 "Sec. 501. Section 8-64a of the general statutes is repealed and the
25 following is substituted in lieu thereof (*Effective from passage*):

26 No housing authority which receives or has received any state
27 financial assistance may sell, lease, transfer or destroy, or contract to
28 sell, lease, transfer or destroy, any housing project or portion thereof in
29 any case where such project or portion thereof would no longer be
30 available for the purpose of low or moderate income rental housing as
31 a result of such sale, lease, transfer or destruction, except the
32 Commissioner of Economic and Community Development may grant
33 written approval for the sale, lease, transfer or destruction of a housing
34 project if the commissioner finds, after a public hearing, that (1) the
35 sale, lease, transfer or destruction is in the best interest of the state and
36 the municipality in which the project is located, (2) an adequate supply
37 of low or moderate income rental housing exists in the municipality in
38 which the project is located, (3) the housing authority has developed a
39 plan for the sale, lease, transfer or destruction of such project in
40 consultation with the residents of such project and representatives of
41 the municipality in which such project is situated and has made
42 adequate provision for said residents' and representatives'
43 participation in such plan, and (4) any person who is displaced as a
44 result of the sale, lease, transfer or destruction will be relocated to a

45 comparable dwelling unit of public or subsidized housing in the same
46 municipality or will receive a tenant-based rental subsidy and will
47 receive relocation assistance under chapter 135. The commissioner
48 shall consider the extent to which the housing units which are to be
49 sold, leased, transferred or destroyed will be replaced in ways which
50 may include, but need not be limited to, newly constructed housing,
51 rehabilitation of housing which is abandoned or has been vacant for at
52 least one year, or new federal, state or local tenant-based or project-
53 based rental subsidies. The commissioner shall give the residents of the
54 housing project or portion thereof which is to be sold, leased,
55 transferred or destroyed written notice of said public hearing by first
56 class mail not less than ninety days before the date of the hearing. Said
57 written approval shall contain a statement of facts supporting the
58 findings of the commissioner. This section shall not apply to the sale,
59 lease, transfer or destruction of a housing project pursuant to the terms
60 of any contract entered into before June 3, 1988. This section shall not
61 apply to phase I of Father Panik Village in Bridgeport, Elm Haven in
62 New Haven, [and] Pequonock Gardens Project in Bridgeport,
63 Quinnipiac Terrace and Riverview in New Haven, Dutch Point in
64 Hartford and Southfield Village in Stamford. The provisions of this
65 section shall also not apply to Fairfield Court in Stamford upon
66 approval by the United States Department of Housing and Urban
67 Development of a revitalization application and plan, under the
68 HOPE VI Program established pursuant to 42 USC 1437v, as amended,
69 provided such approved plan includes at least one-for-one
70 replacement of low and moderate income units."