



General Assembly

Amendment

February Session, 2004

LCO No. 5369

SB0003705369HDO

Offered by:

REP. GREEN, 1st Dist.

REP. STAPLES, 96th Dist.

REP. TRUGLIA, 145th Dist.

To: Subst. Senate Bill No. 37

File No. 308

Cal. No. 513

"AN ACT CONCERNING HOUSING."

1 After the last section, add the following and renumber sections and
2 internal references accordingly:

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 Section 8-64a of the general statutes is repealed and the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

5 No housing authority which receives or has received any state
6 financial assistance may sell, lease, transfer or destroy, or contract to
7 sell, lease, transfer or destroy, any housing project or portion thereof in
8 any case where such project or portion thereof would no longer be
9 available for the purpose of low or moderate income rental housing as
10 a result of such sale, lease, transfer or destruction, except the
11 Commissioner of Economic and Community Development may grant
12 written approval for the sale, lease, transfer or destruction of a housing
13 project if the commissioner finds, after a public hearing, that (1) the
14 sale, lease, transfer or destruction is in the best interest of the state and

15 the municipality in which the project is located, (2) an adequate supply
16 of low or moderate income rental housing exists in the municipality in
17 which the project is located, (3) the housing authority has developed a
18 plan for the sale, lease, transfer or destruction of such project in
19 consultation with the residents of such project and representatives of
20 the municipality in which such project is situated and has made
21 adequate provision for said residents' and representatives'
22 participation in such plan, and (4) any person who is displaced as a
23 result of the sale, lease, transfer or destruction will be relocated to a
24 comparable dwelling unit of public or subsidized housing in the same
25 municipality or will receive a tenant-based rental subsidy and will
26 receive relocation assistance under chapter 135. The commissioner
27 shall consider the extent to which the housing units which are to be
28 sold, leased, transferred or destroyed will be replaced in ways which
29 may include, but need not be limited to, newly constructed housing,
30 rehabilitation of housing which is abandoned or has been vacant for at
31 least one year, or new federal, state or local tenant-based or project-
32 based rental subsidies. The commissioner shall give the residents of the
33 housing project or portion thereof which is to be sold, leased,
34 transferred or destroyed written notice of said public hearing by first
35 class mail not less than ninety days before the date of the hearing. Said
36 written approval shall contain a statement of facts supporting the
37 findings of the commissioner. This section shall not apply to the sale,
38 lease, transfer or destruction of a housing project pursuant to the terms
39 of any contract entered into before June 3, 1988. This section shall not
40 apply to phase I of Father Panik Village in Bridgeport, Elm Haven in
41 New Haven, [and] Pequonock Gardens Project in Bridgeport,
42 Quinnipiac Terrace and Riverview in New Haven, Dutch Point in
43 Hartford and Southfield Village in Stamford. The provisions of this
44 section shall also not apply to Fairfield Court in Stamford upon
45 approval by the United States Department of Housing and Urban
46 Development of a revitalization application and plan, under the HOPE
47 VI Revitalization Program established pursuant to 42 USC 1437v, as
48 amended, provided such approved plan includes at least one-for-one
49 replacement of low and moderate income units."