



House of Representatives

General Assembly

File No. 182

January Session, 2005

Substitute House Bill No. 6662

House of Representatives, April 5, 2005

The Committee on Program Review and Investigations reported through REP. SHARKEY of the 88th Dist., Chairperson of the Committee on the part of the House, that the substitute bill ought to pass.

AN ACT IMPLEMENTING THE RECOMMENDATIONS OF THE LEGISLATIVE PROGRAM REVIEW AND INVESTIGATIONS COMMITTEE RELATING TO POPULATIONS IN STATE ELDERLY AND DISABLED HOUSING PROJECTS.

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

1 Section 1. (*Effective from passage*) The state agencies charged with
2 providing social services to the elderly and nonelderly disabled
3 populations shall assist housing authorities in identifying and
4 accessing social services offered by such agencies. The Department of
5 Mental Health and Addiction Services, the Department of Mental
6 Retardation and the Department of Social Services shall each develop a
7 plan that details outreach efforts, available services and crisis
8 intervention. Not later than October 1, 2005, each such department
9 shall report a summary of its collaboration efforts with housing
10 authorities to the select committee of the General Assembly having
11 cognizance of matters relating to housing, and the Legislative Program

12 Review and Investigations Committee, in accordance with section 11-
13 4a of the general statutes.

14 Sec. 2. (NEW) (*Effective from passage*) Annually, the Department of
15 Economic and Community Development and the Connecticut Housing
16 Finance Authority shall jointly conduct a comprehensive assessment of
17 current and future needs for rental assistance under section 8-119kk of
18 the general statutes for housing projects for the state's elderly and
19 disabled. Not later than October 1, 2005, the results of the first such
20 analysis shall be presented to the select committee of the General
21 Assembly having cognizance of matters relating to housing, in
22 accordance with section 11-4a of the general statutes.

23 Sec. 3. (NEW) (*Effective July 1, 2005*) Not later than July 1, 2006, the
24 Department of Economic and Community Development shall develop
25 and maintain a comprehensive inventory of all publicly assisted
26 housing in the state. The inventory shall identify all existing assisted
27 rental units by type and funding source, and include, but not be
28 limited to, information on tenant eligibility, rents charged, available
29 subsidies, occupancy and vacancy rates, waiting lists and accessibility
30 features. In order to assist the department in the completion of the
31 inventory, all owners of such housing units, both public and private,
32 shall report accessible housing units to the database established and
33 maintained under section 8-119x of the general statutes.

34 Sec. 4. (*Effective from passage*) Not later than January 1, 2006, the
35 Department of Economic and Community Development shall submit a
36 report to the Legislative Program Review and Investigations
37 Committee, in accordance with section 11-4a of the general statutes,
38 concerning the progress it has made:

39 (1) In conjunction with the Connecticut Housing Finance Authority,
40 revising and updating of the operating manual for state-funded elderly
41 and disabled housing programs, including developing of a policy
42 about and documentation of negative incidents and the creating and
43 maintaining of waiting lists, and including the development of
44 guidelines in consultation with the state Commission on Human

45 Rights and Opportunities for tenant selection and suitability in
46 accordance with all relevant state and federal laws;

47 (2) In conjunction with the Connecticut Housing Finance Authority,
48 consulting with the Connecticut housing court specialists and the
49 Connecticut association of housing authorities concerning developing
50 possible training seminars or materials on eviction proceedings for
51 local housing authorities;

52 (3) Reinstating training for local housing authorities regarding state
53 affirmative fair housing requirements, including, but not limited to,
54 the use, maintenance and selection from waiting lists;

55 (4) Requiring plans of local housing authorities for safety and
56 security measures to be part of the required management plans
57 submitted annually for review, and encouraging housing authorities to
58 establish rapport with local police departments outlining respective
59 roles and responsibilities in responding to negative incidents;

60 (5) In consultation with the Departments of Mental Health and
61 Addiction Services, Social Services and Mental Retardation,
62 reassessing the job description and accompanying qualifications for
63 resident service coordinators to reflect the services needed by all
64 groups residing in state-funded elderly and disabled housing and
65 establishing the number of hours and salary rates reflecting the level of
66 skills and qualifications needed to adequately service such housing
67 population;

68 (6) Enlisting professionals from mental health and other service
69 agencies to train resident service coordinators and housing authority
70 staff to better understand the needs of elderly residents as well as
71 persons with disabilities and related problems; and

72 (7) Creating a single state-wide manager position for the resident
73 service coordinator program, who shall, at a minimum, (A) assist in
74 measuring housing authority interest to reopen availability of the
75 resident service coordinator grants, (B) revise the content and format

76 of the existing resident service coordinator reporting requirements, (C)
77 periodically monitor the activities of resident service coordinators
78 through a review of the newly revised reporting instrument, (D)
79 provide technical assistance and guidance to the resident service
80 coordinators in their roles and responsibilities, including, but not
81 limited to, the assessment of resident needs, (E) evaluate the training
82 needs of the currently employed resident service coordinators and
83 arrange ongoing training for all resident service coordinators as
84 needed, (F) act as a liaison between resident service coordinators and
85 the social service agencies to further collaboration efforts as well as
86 develop opportunities for resident education and awareness of
87 disabilities, and (G) prepare and maintain a resource guide, including,
88 but not limited to, identifying contact information and available
89 services from the potential social service agencies across the state.

This act shall take effect as follows and shall amend the following sections:		
Section 1	<i>from passage</i>	New section
Sec. 2	<i>from passage</i>	New section
Sec. 3	<i>July 1, 2005</i>	New section
Sec. 4	<i>from passage</i>	New section

PRI *Joint Favorable Subst.*

The following fiscal impact statement and bill analysis are prepared for the benefit of members of the General Assembly, solely for the purpose of information, summarization, and explanation, and do not represent the intent of the General Assembly or either House thereof for any purpose:

OFA Fiscal Note

State Impact:

Agency Affected	Fund-Effect	FY 06 \$	FY 07 \$
Department of Economic & Community Development	GF - Cost	See Below	See Below
Mental Health & Addiction Serv., Dept.	GF - None	None	None
Department of Mental Retardation	GF - None	None	None
CT Housing Finance Authority (quasi-public)	None	None	None
Social Services, Dept.	GF - None	None	None

Note: GF=General Fund

Municipal Impact: None

Explanation

The bill requires the Department of Economic and Community Development (DECD), not later than July 1, 2006, to develop and maintain a comprehensive inventory of all publicly assisted housing in the state. This results in the need for a part-time employee at a cost of approximately \$15,000 starting in FY 06.

The legislation also requires DECD to submit an annual report to the Legislative Program Review and Investigations Committee on the progress it has made in implementing various programs. The submittal of the report can be done within budgetary resources. In order for the DECD to undertake some of the new duties and implement the changes, additional costs will be incurred. Revising and updating operating manuals for state funded elderly and disabled housing programs (including development of a policy and documentation of negative incidents), creating and maintaining waiting lists, development of a policy on tenant selection and suitability, and reinstating training for local housing authorities, will require an Economic and Community Development Agent at a full-

year cost of \$55,000¹ in FY 06 and FY 07. It is anticipated that the hiring of this employee to undertake these tasks would eliminate the need for the part-time position for the required database. The full-time agent could undertake the database duties as well.

The actual creation of a single state-wide manager position for the resident service coordinator program would require the hiring of a director by DECD at a cost of \$70,000¹ in FY 06 and FY 07.

Enlisting professionals from mental health and other service agencies to train resident service coordinators and housing authority staff is estimated to cost DECD approximately \$20,000 per year for associated training materials and space. The director, if hired, would administer these duties.

Any increase in the workload of the Connecticut Housing Finance Authority (CHFA) required by the passage of this bill can be handled within the resources of CHFA.

The Departments of Mental Health and Addition Services and Mental Retardation will be able to assist housing authorities and DECD with the planning, assessing and training requirements of the bill without incurring additional costs.

¹ The fringe benefit costs for state employees are budgeted centrally in the Miscellaneous Accounts administered by the Comptroller. The estimated fringe benefit reimbursement rate as a percentage of payroll is 53.91%, effective July 1, 2004. However, first year fringe benefit costs for new positions do not include pension costs lowering the rate to 22.65%. The state's pension contribution is based upon the prior year's certification by the actuary for the State Employees Retirement System.

OLR Bill Analysis

sHB 6662

AN ACT IMPLEMENTING THE RECOMMENDATIONS OF THE LEGISLATIVE PROGRAM REVIEW AND INVESTIGATIONS COMMITTEE RELATING TO POPULATIONS IN STATE ELDERLY AND DISABLED HOUSING PROJECTS**SUMMARY:**

This bill makes several changes to address concerns about elderly and non-elderly disabled people living in state-assisted elderly housing projects. It requires (1) state social service agencies to assist local housing authorities to identify and access their services and (2) several departments to develop plans detailing their outreach efforts, available services, and crisis intervention activities.

The bill also requires a comprehensive assessment of rental assistance needs for state-assisted elderly and disabled housing projects and a comprehensive inventory of all publicly assisted housing in the state.

It further requires a number of reports to legislative committees, most prominently a report by January 2006 from the Department of Economic Development (DECD) to the Legislative Program Review and Investigations Committee. The report must describe DECD's progress in a number of areas, such as revising the elderly and disabled housing operating manual, providing specified training to housing authorities, addressing security issues, reassessing the duties and qualifications of resident service coordinators at these housing projects, and creating a statewide manager position for the resident service coordinator program.

EFFECTIVE DATE: Upon passage, except July 1, 2005 for the replacement concerning the inventory of publicly assisted housing.

SOCIAL SERVICES' AGENCIES COLLABORATION REPORTS

The bill requires state agencies that provide social services to elderly and nonelderly disabled people in Connecticut to help housing

authorities identify and access the services they offer. Specifically, it requires the departments of Mental Health and Addiction Services (DMHAS), Mental Retardation (DMR), and Social Services (DSS) to each develop a plan that details outreach efforts, available services, and crisis intervention. By October 1, 2005, each of these departments must report a summary of its collaboration efforts with housing authorities to the Housing and Legislative Program Review and Investigations committees.

RENTAL ASSISTANCE NEEDS ASSESSMENT

The bill requires DECD and the Connecticut Housing Finance Authority (CHFA) to (1) jointly conduct a comprehensive assessment of current and future rental assistance needs in state-assisted housing projects for the elderly and disabled and (2) present the results of the first such analysis to the Housing Committee by October 1, 2005.

COMPREHENSIVE PUBLICLY ASSISTED HOUSING INVENTORY

The bill also requires DECD, by July 1, 2006, to develop and maintain a comprehensive inventory of all publicly assisted housing in the state. The inventory must identify all existing assisted rental units by type and funding source, and include such information as (1) tenant eligibility, (2) rents charged, (3) available subsidies, (4) occupancy and vacancy rates, (5) waiting lists, and (6) accessibility features.

It also requires all owners of such housing units, both public and private, to report accessible housing units to the electronic accessible housing database of dwelling units suitable for people with disabilities maintained at DECD, in order to help the department complete the inventory.

DECD PROGRESS REPORT

The bill requires DECD, by January 1, 2006, to submit a report to the Legislative Program Review and Investigations Committee about the progress it has made in a number of areas. One of these is its progress in working with CHFA to revise and update the operating manual for state-funded elderly and disabled housing programs. The revisions must include (1) a policy about, and documentation of, negative incidents; (2) a policy about waiting list creation and maintenance; and (3) guidelines for tenant selection and suitability, in consultation with

the state Commission on Human Rights and Opportunities consistent with all state and federal laws. The report must also describe DECD's progress in consulting with CHFA, the Connecticut housing court specialists, and the Connecticut Association of Housing Authorities about developing possible training seminars or material on eviction proceedings for local housing authorities.

In addition, the DECD report must describe its progress in:

1. reinstating training for local housing authorities on state affirmative fair housing requirements such as the use and maintenance of waiting lists and tenants selection from the lists;
2. requiring local housing authority plans for safety and security measures to be part of the required management plans they submit annually for DECD review to and encouraging housing authorities to establish rapport with local police departments and outlining respective roles and responsibilities in responding to negative incidents;
3. reassessing, in consultation with DMHAS, DMR, and DSS, the job description and accompanying qualifications for resident service coordinators to reflect the services needed by all residents of state-funded and disabled elderly housing and setting the number of hours and salary rates to reflect the level of skills and qualifications needed to adequately serve these populations;
4. enlisting professionals from mental health and other service agencies to train resident service coordinators and housing authority staff to better understand elderly and disabled residents' needs and related problems; and
5. creating a single statewide manager position for the resident service coordinator program.

At a minimum, the statewide manager must:

1. help measure housing authority interest in reopening availability of resident service coordinator grants;
2. revise the content and format of the existing resident service coordinator reporting requirements;

3. monitor the coordinators' activities periodically through a review of the newly revised reporting instrument;
4. provide technical assistance and guidance to the coordinators in their roles and responsibilities, such as assessment of resident needs;
5. evaluate the currently employed coordinators' training needs and arrange ongoing training for all coordinators' as needed;
6. act as a liaison between the coordinators and the social service agencies to further collaborate and develop opportunities for residents' education and disability awareness; and
7. prepare and maintain a resource guide that contains contact information and available services from social services agencies across the state.

COMMITTEE ACTION

Program Review and Investigations Committee

Joint Favorable Substitute

Yea 10 Nay 0