



# House of Representatives

**File No. 827**

General Assembly

January Session, 2005

**(Reprint of File No. 182)**

Substitute House Bill No. 6662  
As Amended by House Amendment  
Schedule "A"

Approved by the Legislative Commissioner  
June 2, 2005

**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 residing in elderly housing projects under part VI of  
4 chapter 128 of the general statutes shall assist housing authorities in  
5 identifying and accessing social services offered by such agencies for  
6 such persons. The Department of Mental Health and Addiction  
7 Services, the Department of Mental Retardation and the Department of  
8 Social Services shall each develop a plan that details outreach efforts,  
9 available services and crisis intervention. Not later than October 1,  
10 2005, each such department shall report a summary of its collaboration  
11 efforts with housing authorities to the select committee of the General  
12 Assembly having cognizance of matters relating to housing, and the  
13 Legislative Program Review and Investigations Committee, in  
14 accordance with section 11-4a of the general statutes.

15       Sec. 2. (NEW) (*Effective from passage*) Annually, the Department of  
16 Economic and Community Development in consultation with the  
17 Connecticut Housing Finance Authority shall conduct a  
18 comprehensive assessment of current and future needs for rental  
19 assistance under section 8-119kk of the general statutes for housing  
20 projects for the state's elderly and disabled. Not later than April 1,  
21 2006, the results of the first such analysis shall be presented to the  
22 select committee of the General Assembly having cognizance of  
23 matters relating to housing, in accordance with section 11-4a of the  
24 general statutes.

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

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

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

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

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

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

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

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

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

75 (7) Establishing a plan in consultation with the Department of Social  
76 Services, the Department of Mental Health and Addiction Services and  
77 the Connecticut Housing Finance Authority, for the creation and  
78 funding of a single state-wide manager position for the resident service

79 coordinator program, who shall, at a minimum, (A) assist in  
 80 measuring housing authority interest to reopen availability of the  
 81 resident service coordinator grants, (B) revise the content and format  
 82 of the existing resident service coordinator reporting requirements, (C)  
 83 periodically monitor the activities of resident service coordinators  
 84 through a review of the newly revised reporting instrument, (D)  
 85 provide technical assistance and guidance to the resident service  
 86 coordinators in their roles and responsibilities, including, but not  
 87 limited to, the assessment of resident needs, (E) evaluate the training  
 88 needs of the currently employed resident service coordinators and  
 89 arrange ongoing training for all resident service coordinators as  
 90 needed, (F) act as a liaison between resident service coordinators and  
 91 the social service agencies to further collaboration efforts as well as  
 92 develop opportunities for resident education and awareness of  
 93 disabilities, and (G) prepare and maintain a resource guide, including,  
 94 but not limited to, identifying contact information and available  
 95 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

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:**

<b>Agency Affected</b>	<b>Fund-Effect</b>	<b>FY 06 \$</b>	<b>FY 07 \$</b>
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 a report by February 1, 2006 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 as follows. 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, as

well as other additional duties listed, will require an Economic and Community Development Agent at a full-year cost of \$55,000<sup>1</sup>. 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. In addition, 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 an annual cost of \$70,000<sup>1</sup>. 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, Social 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.

House "A" makes technical and clarifying changes, changes reporting dates, and makes changes to the DECD progress report, and does not change the overall impact of the underlying bill.

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<sup>1</sup> 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.

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**OLR Bill Analysis**

sHB 6662 (as amended by House "A")\*

**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 state and federally assisted housing in the state.

It further requires a number of reports to legislative committees, most prominently a report by February 1, 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 planning for a statewide manager position for the resident service coordinator program.

\*House Amendment "A" specifies the types of assisted housing to be included in the DECD inventory; postpones two reporting deadlines; requires the DECD progress report to cover its progress in "establishing a plan" to create a state-wide manager for the resident service coordinator program, instead of reporting on its progress in "creating" the position; requires DECD to establish the plan in

consultation with other agencies; and makes other minor clarifications.

**EFFECTIVE DATE:** Upon passage, except for the requirements concerning the inventory of assisted housing, which are effective July 1, 2005.

**SOCIAL SERVICES' AGENCIES COLLABORATION REPORTS**

The bill requires state agencies that provide social services to elderly and non-elderly disabled people living in state-assisted elderly housing projects in Connecticut to help housing authorities identify and access the services they offer for such people. 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, in consultation with the Connecticut Housing Finance Authority (CHFA), to (1) 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 April 1, 2006.

**COMPREHENSIVE ASSISTED HOUSING INVENTORY**

The bill also requires DECD, by July 1, 2006, to develop and maintain a comprehensive inventory of all "assisted housing" in the state. "Assisted housing" is defined as housing that receives financial assistance under any government program for construction or rehabilitation of low- and moderate-income housing and housing occupied by people receiving federal or state rental assistance. 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 February 1, 2006, to submit a report to the Legislative Program Review and Investigations Committee about its progress in a number of areas. One 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 tenant 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, 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 disabled and 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. establishing a plan in consultation with DSS, DMHAS, and CHFA for the creation and funding 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 assessing residents' 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.

## **BACKGROUND**

### ***Legislative History***

On April 8, 19 and 28, and May 10 and 18, the House referred the bill to the Planning and Development, Public Health, Legislative

Management, Appropriations, and Human Services committee, respectively. The committees reported it favorably on April 13 and 25, and May 6, 16 and May 23.

**COMMITTEE ACTION**

Program Review and Investigations Committee

Joint Favorable Substitute  
Yea 10 Nay 0

Planning and Development Committee

Joint Favorable Report  
Yea 15 Nay 0

Public Health Committee

Joint Favorable Report  
Yea 21 Nay 0

Joint Committee on Legislative Management

Joint Favorable Report  
Yea 15 Nay 2

Appropriations Committee

Joint Favorable Report  
Yea 40 Nay 3

Human Services Committee

Joint Favorable Report  
Yea 13 Nay 0