



General Assembly

Substitute Bill No. 6642

January Session, 2007

* _____ HB06642PD _____ 032207 _____ *

AN ACT CONCERNING THE SUSTAINABILITY OF STATE-ASSISTED HOUSING AND REQUIRING A COMPREHENSIVE PHYSICAL NEEDS ASSESSMENT FOR PUBLIC HOUSING.

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

1 Section 1. (NEW) (*Effective July 1, 2007*) (a) As used in sections 2 to 4,
2 inclusive, of this act:

3 (1) "Authority" means the Connecticut Housing Finance Authority;

4 (2) "Eligible housing" means the housing that is in the housing loan
5 portfolio that was transferred from the Department of Economic and
6 Community Development to the Connecticut Housing Finance
7 Authority pursuant to section 8-37uu of the general statutes;

8 (3) "Financial assistance" means grants, deferred loans, no interest
9 and low interest loans, loan guarantees, interest subsidies and similar
10 financings; and

11 (4) "Fund" means the State-Assisted Housing Sustainability Fund
12 established pursuant to section 2 of this act.

13 Sec. 2. (NEW) (*Effective from passage*) (a) The Connecticut Housing
14 Finance Authority, in consultation with the State-Assisted Housing
15 Sustainability Advisory Committee, established pursuant to section 3
16 of this act, shall establish and maintain the State-Assisted Housing

17 Sustainability Fund for the purpose of the preservation of eligible
18 housing. The moneys of the fund shall be available to the authority to
19 provide financial assistance, consistent with the recommendations of
20 the State-Assisted Housing Sustainability Advisory Committee, to the
21 owners of eligible housing for the maintenance, repair, rehabilitation,
22 and modernization of eligible housing and for other activities
23 consistent with preservation of eligible housing, including, but not
24 limited to, (1) emergency repairs to abate actual or imminent
25 emergency conditions that would result in the loss of habitable
26 housing units, (2) major system repairs or upgrades, including, but not
27 limited to, repairs or upgrades to roofs, windows, mechanical systems
28 and security, (3) reduction of vacant units, (4) remediation or
29 abatement of hazardous materials, including lead, (5) increases in
30 development mobility and sensory impaired accessibility in units,
31 common areas and accessible routes, (6) relocation costs and
32 alternative housing for not more than sixty days, necessary because of
33 the failure of a major building system, and (7) a comprehensive
34 physical needs assessment. Financial assistance shall be awarded to
35 applicants consistent with the recommendations of the State-Assisted
36 Housing Sustainability Advisory Committee.

37 (b) In each of the fiscal years ending June 30, 2008, and June 30,
38 2009, the authority may expend not more than seven hundred fifty
39 thousand dollars from the fund for reasonable administrative costs
40 related to the operation of the fund, including the expenses of the
41 State-Assisted Housing Sustainability Advisory Committee, the
42 development of analytic tools and research concerning the capital and
43 operating needs of eligible housing for the purpose of advising the
44 General Assembly on policy regarding eligible housing and the study
45 required by section 5 of this act. Thereafter, the authority shall prepare
46 an administrative budget which shall be effective upon the approval of
47 said committee.

48 (c) The authority shall adopt written procedures in accordance with
49 section 1-121 of the general statutes to implement the provisions of this
50 section. Such procedures shall establish (1) guidelines for grants and

51 loans, and (2) a process for certifying an emergency condition in not
52 more than forty-eight hours and for committing emergency funds,
53 including costs of resident relocation, if necessary, not more than five
54 business days after application by the owner of eligible housing for
55 emergency repair financial assistance. The guidelines under
56 subdivision (1) of this subsection shall provide for deferred payment of
57 principal and interest upon approval of the committee.

58 (d) In reviewing applications and providing financial assistance
59 under this section, the authority, in consultation with the State-
60 Assisted Housing Sustainability Advisory Committee, shall consider
61 the long term viability of the eligible housing and the likelihood that
62 financial assistance will assure such long term viability. As used in this
63 section, "viability" includes, but is not limited to, continuous
64 habitability and adequate operating cash flow to maintain the existing
65 physical plant and any capital improvements and to provide basic
66 services required under the lease and otherwise required by local
67 codes and ordinances.

68 (e) On or before February 1, 2009, and annually thereafter, the
69 authority, in consultation with the State-Assisted Housing
70 Sustainability Advisory Committee, shall submit a report on the
71 operation of the fund, for the previous calendar year, to the General
72 Assembly, in accordance with section 11-4a of the general statutes. The
73 report shall include an analysis of the distribution of funds and an
74 evaluation of the performance of said fund and may include
75 recommendations for modification to the program.

76 Sec. 3. (NEW) (*Effective July 1, 2007*) (a) (1) There is established a
77 State-Assisted Housing Sustainability Advisory Committee. The
78 committee shall consist of the following members:

79 (A) The chairpersons and ranking members of the select committee
80 of the General Assembly having cognizance of matters relating to
81 housing;

82 (B) The chairpersons and ranking members of the joint standing

83 committee of the General Assembly having cognizance of matters
84 relating to planning and development;

85 (C) One appointed by the speaker of the House of Representatives
86 who shall represent a housing authority with one hundred or more
87 units of eligible housing but less than two hundred fifty units and be
88 appointed from a list submitted by the Connecticut Chapter of the
89 National Association of Housing and Redevelopment Officials;

90 (D) One appointed by the president pro tempore of the Senate who
91 shall represent a housing authority with two hundred fifty or more
92 units of eligible housing and be appointed from a list submitted by the
93 Connecticut Chapter of the National Association of Housing and
94 Redevelopment Officials;

95 (E) One appointed by the majority leader of the House of
96 Representatives who shall represent a housing authority with one
97 hundred or more but less than two hundred fifty units of eligible
98 housing and be appointed from a list submitted by the Connecticut
99 Chapter of the National Association of Housing and Redevelopment
100 Officials;

101 (F) One appointed by the majority leader of the Senate who shall
102 represent a housing authority with one hundred or less units of
103 eligible housing and be appointed from a list submitted by the
104 Connecticut Chapter of the National Association of Housing and
105 Redevelopment Officials by the majority leader of the Senate;

106 (G) One appointed by the minority leader of the House of
107 Representatives who shall represent a housing authority with one
108 hundred or more but less than two hundred fifty units of eligible
109 housing and be appointed from a list submitted by the Connecticut
110 Chapter of the National Association of Housing and Redevelopment
111 Officials;

112 (H) One appointed by the minority leader of the Senate who shall
113 represent a housing authority with one hundred or less units of

114 eligible housing and be appointed from a list submitted by the
115 Connecticut Chapter of the National Association of Housing and
116 Redevelopment Officials; and

117 (I) Eight appointed by the executive director of the Connecticut
118 Housing Finance Authority as follows: (i) Two representing
119 organizations that advocate for residents of state-funded public
120 housing; (ii) two residents of state-funded public housing; (iii) two
121 who are advocates for persons with disabilities; (iv) one representing a
122 nonprofit housing organization; and (iv) one representing a for-profit
123 housing organization.

124 (2) The appointments made pursuant to subparagraphs (C) to (H),
125 inclusive, of subdivision (1) of this subsection shall be made from a list
126 submitted by the Connecticut Chapter of the National Association of
127 Housing and Redevelopment Officials as follows: Three shall represent
128 a housing authority with less than one hundred units; three shall
129 represent a housing authority with more than one hundred units but
130 less than two hundred fifty units and three shall represent a housing
131 authority with more than two hundred fifty units.

132 (b) The committee shall meet at least quarterly and shall advise the
133 executive director of the Connecticut Housing Finance Authority on
134 the administration, management, procedures and objectives of the
135 financial assistance provided pursuant to section 2 of this act,
136 including, but not limited to, the establishment of criteria, priorities
137 and procedures for such financial assistance.

138 (c) The speaker of the House of Representatives and the president
139 pro tempore of the Senate shall select the chairpersons of the task
140 force, from among the members of the task force. The chairperson, or
141 the vice-chairperson in the absence of the chairperson, may establish
142 subcommittees and working groups of the members as needed to the
143 chairperson of such subcommittees.

144 (d) The initial term of the members appointed to the committee
145 pursuant to subparagraphs (C) to (I), inclusive, of subdivision (1) of

146 subsection (a) shall be staggered by lottery conducted by the
147 committee. After the initial term, the terms of all members shall be
148 three years. Members may be reappointed for an unlimited number of
149 terms.

150 Sec. 4. (NEW) (*Effective July 1, 2007*) (a) The Connecticut Housing
151 Finance Authority shall design and administer a program of grants to
152 owners of eligible housing to pay the cost of a comprehensive physical
153 needs assessment for each eligible housing development. The final
154 design of this program shall be subject to the review and approval by
155 the State-Assisted Housing Sustainability Advisory Committee
156 established pursuant to section 3 of this act. Such assessment shall be a
157 twenty-year life cycle analysis covering all physical elements, adjusted
158 for observed conditions, and shall include, at a minimum, an
159 evaluation of (1) dwelling units; building interiors and building
160 envelopes; community buildings and amenities; site circulation and
161 parking; site amenities such as lots; mechanical systems, including an
162 analysis of technological options to reduce energy consumption and
163 pay-back periods on new systems that produce heat and domestic hot
164 water; and site conditions, (2) compliance with physical accessibility
165 guidelines under Title II of the federal Americans with Disabilities Act,
166 and (3) hazardous materials abatement, including lead paint
167 abatement. The costs of such needs assessments shall be paid from the
168 fund.

169 (b) A copy of each completed comprehensive physical needs
170 assessment shall be submitted to the Connecticut Housing Finance
171 Authority in a format prescribed by the authority. The format shall be
172 designed by the authority so that a baseline of existing and
173 standardized conditions of eligible housing can be prepared and
174 annually updated to reflect changes in the consumer price index and
175 annual construction costs.

176 Sec. 5. (*Effective July 1, 2007*) The State-Assisted Housing
177 Sustainability Advisory Committee, established pursuant to section 3
178 of this act, shall study and make recommendations concerning

