



General Assembly

Substitute Bill No. 6642

January Session, 2007

* _____ HB06642FIN__053007 _____ *

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*) 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 Commissioner of
14 Economic and Community Development, in consultation with the
15 Connecticut Housing Finance Authority and the State-Assisted
16 Housing Sustainability Advisory Committee, established pursuant to

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

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

49 (c) The authority shall adopt written procedures in accordance with
50 section 1-121 of the general statutes to implement the provisions of this

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

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

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

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

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

83 (B) The chairpersons and ranking members of the joint standing
84 committees of the General Assembly having cognizance of matters
85 relating to planning and development and commerce;

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

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

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

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

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

113 (H) One appointed by the minority leader of the Senate who shall

114 represent a housing authority with one hundred or less units of
115 eligible housing and be appointed from a list submitted by the
116 Connecticut Chapter of the National Association of Housing and
117 Redevelopment Officials; and

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

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

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

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

145 (d) The initial term of the members appointed to the committee

146 pursuant to subparagraphs (C) to (I), inclusive, of subdivision (1) of
147 subsection (a) shall be staggered by lottery conducted by the
148 committee. After the initial term, the terms of all members shall be
149 three years. Members may be reappointed for an unlimited number of
150 terms.

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

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

177 Sec. 5. (*Effective July 1, 2007*) The State-Assisted Housing
178 Sustainability Advisory Committee, established pursuant to section 3

179 of this act, shall study and make recommendations concerning
180 modifications to the program of rental assistance for elderly and
181 disabled persons established pursuant to section 8-119kk of the general
182 statutes. In conducting such study, the committee shall consider
183 expanding to other eligible housing or replacing such program with
184 another program designed to assure the long-term viability of all
185 eligible housing, as defined in section 1 of this act, with minimal
186 impact on low and moderate income households. The committee shall
187 submit its report on or before July 1, 2009, to the select committee of
188 the General Assembly having cognizance of matters relating to
189 housing, in accordance with the provisions of section 11-4a of the
190 general statutes.

This act shall take effect as follows and shall amend the following sections:		
Section 1	<i>July 1, 2007</i>	New section
Sec. 2	<i>from passage</i>	New section
Sec. 3	<i>July 1, 2007</i>	New section
Sec. 4	<i>July 1, 2007</i>	New section
Sec. 5	<i>July 1, 2007</i>	New section

APP *Joint Favorable Subst.*

FIN *Joint Favorable*