



General Assembly

**Substitute Bill No. 1129**

January Session, 2007

\* SB01129CE 042607 \*

**AN ACT CONCERNING THE CREATION OF AN EMERGENCY HOUSING REPAIR FUND FOR STATE-ASSISTED HOUSING.**

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

1 Section 1. (NEW) (*Effective July 1, 2007*) (a) There is established a  
2 fund to be known as the "State-Assisted Housing Emergency Repair  
3 Fund", which shall be used by the Commissioner of Economic and  
4 Community Development to make grants and loans, subject to such  
5 terms and conditions as the commissioner determines, to finance  
6 emergency repairs to state-assisted public housing projects. There shall  
7 be deposited into the fund: (1) The proceeds of bonds authorized by  
8 the State Bond Commission for deposit into said fund; (2) interest or  
9 other income earned on the investment of moneys in the fund; and (3)  
10 all funds required by law to be deposited in the fund. Repayment of  
11 principal and interest on loans made from the fund shall be credited to  
12 such fund and shall become part of the assets of the fund. Any balance  
13 remaining in such fund at the end of any fiscal year shall be carried  
14 forward in the fund for the fiscal year next succeeding. At the  
15 discretion of the commissioner, and subject to the approval of the  
16 Secretary of the Office of Policy and Management, any federal, private  
17 or other moneys received by the state in connection with projects  
18 funded pursuant to this section may be credited to the assets of the  
19 fund.

20 (b) Notwithstanding the provisions of the general statutes or any  
21 special act, the proceeds of any bonds authorized for housing  
22 purposes, other than bonds authorized for the Housing Trust Fund,  
23 may, with the approval of the Governor and the State Bond  
24 Commission, be used to capitalize the State-Assisted Housing  
25 Emergency Repair Fund.

26 Sec. 2. (NEW) (*Effective July 1, 2007*) (a) There is established a  
27 committee to advise the Commissioner of Economic and Community  
28 Development on grants and loans from the State-Assisted Housing  
29 Emergency Repair Fund established pursuant to section 1 of this act.  
30 Said committee shall meet at least quarterly and shall consist of the  
31 following members:

32 (1) The chairpersons and ranking members of the select committee  
33 of the General Assembly having cognizance of matters relating to  
34 housing;

35 (2) The chairpersons and ranking members of the joint standing  
36 committee of the General Assembly having cognizance of matters  
37 relating to planning and development;

38 (3) Two appointed by the speaker of the House of Representatives,  
39 one of whom shall represent a housing authority with less than one  
40 hundred units of housing and be appointed from a list submitted by  
41 the Connecticut Chapter of the National Association of Housing and  
42 Redevelopment Officials and one of whom shall be a resident of public  
43 housing;

44 (4) Two appointed by the president pro tempore of the Senate, one  
45 of whom shall represent a housing authority with more than one  
46 hundred but less than two hundred units of housing and be appointed  
47 from a list submitted by the Connecticut Chapter of the National  
48 Association of Housing and Redevelopment Officials and one of  
49 whom shall be a resident of public housing;

50 (5) Two appointed by the majority leader of the House of

51 Representatives, one of whom shall represent a housing authority with  
52 more than two hundred fifty units of housing and be appointed from a  
53 list submitted by the Connecticut Chapter of the National Association  
54 of Housing and Redevelopment Officials and one of whom shall be a  
55 resident of public housing;

56 (6) Two appointed by the majority leader of the Senate, one of  
57 whom shall represent a housing authority with less than one hundred  
58 units of housing and be appointed from a list submitted by the  
59 Connecticut Chapter of the National Association of Housing and  
60 Redevelopment Officials and one of whom shall be a resident of public  
61 housing;

62 (7) Two appointed by the minority leader of the House of  
63 Representatives, one of whom shall represent a housing authority with  
64 more than one hundred but less than two hundred fifty units of  
65 housing and be appointed from a list submitted by the Connecticut  
66 Chapter of the National Association of Housing and Redevelopment  
67 Officials and one of whom shall be a resident of public housing; and

68 (8) Two appointed by the minority leader of the Senate, one of  
69 whom shall represent a housing authority with at least two hundred  
70 fifty units of state-funded housing and be appointed from a list  
71 submitted by the Connecticut Chapter of the National Association of  
72 Housing and Redevelopment Officials and one of whom shall be a  
73 resident of public housing;

74 (b) The speaker of the House of Representatives and the president  
75 pro tempore of the Senate shall select the chairpersons of the task  
76 force, from among the members of the task force.

77 Sec. 3. (Effective July 1, 2007) (a) The State Bond Commission shall  
78 have power, in accordance with the provisions of this section and  
79 sections 4 and 5 of this act, from time to time to authorize the issuance  
80 of bonds of the state in one or more series and in principal amounts in  
81 the aggregate, not exceeding nineteen million dollars.

82 (b) The proceeds of the sale of said bonds shall be used by the  
83 Department of Economic and Community Development for the  
84 purposes hereinafter stated:

85 (1) Housing development and rehabilitation, including moderate  
86 cost housing, moderate rental, congregate and elderly housing, urban  
87 homesteading, community housing development corporations,  
88 housing purchase and rehabilitation, housing for the homeless,  
89 housing for low income persons, limited equity cooperatives and  
90 mutual housing projects, abatement of hazardous material including  
91 asbestos and lead-based paint in residential structures, emergency  
92 repair assistance for senior citizens, housing land bank and land trust,  
93 housing and community development, predevelopment grants and  
94 loans, reimbursement for state and federal surplus property, private  
95 rental investment mortgage and equity program, housing  
96 infrastructure, demolition, renovation or redevelopment of vacant  
97 buildings or related infrastructure, septic system repair loan program,  
98 acquisition and related rehabilitation including loan guarantees for  
99 private developers of rental housing for the elderly, projects under the  
100 program established in section 21 of public act 01-7 of the June special  
101 session, and participation in federal programs, including  
102 administrative expenses associated with those programs eligible under  
103 the general statutes, not exceeding fifteen million dollars;

104 (2) Remediation and abatement of lead in public housing projects,  
105 not exceeding one million dollars; and

106 (3) Emergency repairs at state-assisted public housing, three million  
107 dollars.

108 Sec. 4. (*Effective July 1, 2007*) None of said bonds shall be authorized  
109 except upon a finding by the State Bond Commission that there has  
110 been filed with it a request for such authorization, which is signed by  
111 the Secretary of the Office of Policy and Management or by or on  
112 behalf of such state officer, department or agency and stating such  
113 terms and conditions as said commission, in its discretion may require.

114       Sec. 5. (*Effective July 1, 2007*) All provisions of section 3-20 of the  
115 general statutes, or the exercise of any right or power granted thereby  
116 which are not inconsistent with the provisions of sections 1 to 4,  
117 inclusive, of this act, are hereby adopted and shall apply to all bonds  
118 authorized by the State Bond Commission pursuant to sections 1 to 4,  
119 inclusive, of this act, and temporary notes in anticipation of the money  
120 to be derived from the sale of any such bonds so authorized may be  
121 issued in accordance with said section 3-20 and from time to time  
122 renewed. Such bonds shall mature at such time or times not exceeding  
123 twenty years from their respective dates as may be provided in or  
124 pursuant to the resolution or resolutions of the State Bond Commission  
125 authorizing such bonds. Such bonds issued pursuant to section 4 of  
126 this act shall be general obligations of the state and the full faith and  
127 credit of the state of Connecticut are pledged for the payment of the  
128 principal of and interest on such bonds as the same become due, and  
129 accordingly and as part of the contract of the state with the holders of  
130 such bonds, appropriation of all amounts necessary for punctual  
131 payment of such principal and interest is hereby made, and the State  
132 Treasurer shall pay such principal and interest as the same become  
133 due.

134       Sec. 6. (NEW) (*Effective July 1, 2007*) (a) For the purposes of  
135 subsection (b) of this section, the State Bond Commission shall have  
136 power, in accordance with the provisions of this section, from time to  
137 time to authorize the issuance of bonds of the state in one or more  
138 series and in principal amounts in the aggregate, not exceeding one  
139 hundred million dollars, as follows: (1) Ten million dollars shall be  
140 effective July 1, 2007, provided five million dollars shall be used for  
141 redevelopment or major demolition at state-assisted housing and five  
142 million dollars shall be used for capital improvements at state-assisted  
143 housing projects; (2) ten million dollars shall be effective July 1, 2008,  
144 provided five million dollars shall be used for redevelopment or major  
145 demolition at state-assisted housing and five million dollars shall be  
146 used for capital improvements at state-assisted housing projects; (3)  
147 ten million dollars shall be effective July 1, 2009, provided five million

148 dollars shall be used for redevelopment or major demolition at state-  
149 assisted housing and five million dollars shall be used for capital  
150 improvements at state-assisted housing projects; (4) ten million dollars  
151 shall be effective July 1, 2010, provided five million dollars shall be  
152 used for redevelopment or major demolition at state-assisted housing  
153 and five million dollars shall be used for capital improvements at state-  
154 assisted housing projects; (5) ten million dollars shall be effective July  
155 1, 2011, provided five million dollars shall be used for redevelopment  
156 or major demolition at state-assisted housing and five million dollars  
157 shall be used for capital improvements at state-assisted housing  
158 projects; (6) ten million dollars shall be effective July 1, 2012, provided  
159 five million dollars shall be used for redevelopment or major  
160 demolition at state-assisted housing and five million dollars shall be  
161 used for capital improvements at state-assisted housing projects; (7)  
162 ten million dollars shall be effective July 1, 2013, provided five million  
163 dollars shall be used for redevelopment or major demolition at state-  
164 assisted housing and five million dollars shall be used for capital  
165 improvements at state-assisted housing projects; (8) ten million dollars  
166 shall be effective July 1, 2014, provided five million dollars shall be  
167 used for redevelopment or major demolition at state-assisted housing  
168 and five million dollars shall be used for capital improvements at state-  
169 assisted housing projects; (9) ten million dollars shall be effective July  
170 1, 2015, provided five million dollars shall be used for redevelopment  
171 or major demolition at state-assisted housing and five million dollars  
172 shall be used for capital improvements at state-assisted housing  
173 projects; and (10) ten million dollars shall be effective July 1, 2016,  
174 provided five million dollars shall be used for redevelopment or major  
175 demolition at state-assisted housing and five million dollars shall be  
176 used for capital improvements at state-assisted housing projects;

177 (b) The proceeds of the sale of bonds pursuant to this section shall  
178 be used by the Department of Economic and Community  
179 Development for redevelopment, demolition or capital improvement  
180 at state-assisted housing.

181 (c) All provisions of section 3-20, or the exercise of any right or

182 power granted thereby which are not inconsistent with the provisions  
183 of this section, are hereby adopted and shall apply to all bonds  
184 authorized by the State Bond Commission pursuant to this section, and  
185 temporary notes in anticipation of the money to be derived from the  
186 sale of any such bonds so authorized may be issued in accordance with  
187 said section 3-20 and from time to time renewed. Such bonds shall  
188 mature at such time or times not exceeding twenty years from their  
189 respective dates as may be provided in or pursuant to the resolution or  
190 resolutions of the State Bond Commission authorizing such bonds.  
191 Such bonds shall be general obligations of the state and the full faith  
192 and credit of the state of Connecticut are pledged for the payment of  
193 the principal of and interest on such bonds as the same become due,  
194 and accordingly and as part of the contract of the state with the holders  
195 of such bonds, appropriation of all amounts necessary for punctual  
196 payment of such principal and interest is hereby made, and the State  
197 Treasurer shall pay such principal and interest as the same become  
198 due.

199 (d) None of the bonds authorized under subsection (a) of this  
200 section shall be authorized except upon a finding by the State Bond  
201 Commission that there has been filed with it a request for such  
202 authorization, which is signed by the Secretary of the Office of Policy  
203 and Management and stating such terms and conditions as said  
204 commission, in its discretion may require.

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>July 1, 2007</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
Sec. 6	<i>July 1, 2007</i>	New section

**HSG**

**Joint Favorable Subst. C/R**

**PD**

**PD**      *Joint Favorable Subst.-LCO*

**CE**      *Joint Favorable*