



House of Representatives

General Assembly

File No. 335

February Session, 2008

House Bill No. 5127

House of Representatives, April 1, 2008

The Committee on Planning and Development reported through REP. FELTMAN of the 6th Dist., Chairperson of the Committee on the part of the House, that the bill ought to pass.

AN ACT CONCERNING THE ADMISSION OF ELDERLY PERSONS TO PUBLIC AND SUBSIDIZED HOUSING.

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

1 Section 1. Section 8-116a of the general statutes is repealed and the
2 following is substituted in lieu thereof (*Effective October 1, 2008*):

3 (a) The following provisions shall be applicable to housing for
4 elderly persons: (1) There shall be no requirement that the occupants of
5 such housing constitute families and housing may be provided in
6 separate dwelling units for elderly persons living alone; (2) housing for
7 elderly persons shall conform to standards established by the
8 Commissioner of Economic and Community Development and shall
9 be designed so as to alleviate the infirmities characteristic of the
10 elderly; (3) the authority, municipal developer, nonprofit corporation
11 or housing partnership, subject to approval by the Commissioner of
12 Economic and Community Development, shall fix maximum standard
13 income and asset limits for admission to such housing; (4) each
14 housing authority, municipal developer, nonprofit corporation or

15 housing partnership shall provide a receipt to each applicant for
 16 admission to its housing projects stating the time and date of
 17 application and shall maintain a list of such applications, which shall
 18 be a public record as defined in section 1-200 and which shall be
 19 created, maintained and revised in a manner which the Commissioner
 20 of Economic and Community Development shall, by regulation,
 21 provide; and (5) any person who makes a false statement concerning
 22 the income of the elderly person for whom application for admission
 23 to a project under this part is made may be fined not more than five
 24 hundred dollars or imprisoned not more than six months, or both.

25 (b) Any elderly person, as defined in subsection (m) of section 8-
 26 113a, who applies for and is accepted for admission to a housing
 27 project pursuant to part VI or VII of this chapter or pursuant to any
 28 other state or federal housing assistance program may terminate the
 29 lease or rental agreement for the dwelling unit that he or she occupies
 30 at the time of such acceptance, without the penalty or liability for the
 31 remaining term of the lease or rental agreement, upon giving thirty
 32 days' written notice to the landlord of such dwelling unit.

This act shall take effect as follows and shall amend the following sections:		
Section 1	October 1, 2008	8-116a

AGE *Joint Favorable C/R* PD

PD *Joint Favorable*

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 chamber thereof for any purpose:

OFA Fiscal Note

State Impact: None

Municipal Impact: None

Explanation

The bill allows certain individuals accepted into state or federally subsidized housing to terminate their existing leases or rental agreements without penalty if they provide 30 days written notice to their landlord, and has no fiscal impact.

The Out Years

State Impact: None

Municipal Impact: None

OLR Bill Analysis**HB 5127****AN ACT CONCERNING THE ADMISSION OF ELDERLY PERSONS TO PUBLIC AND SUBSIDIZED HOUSING****SUMMARY:**

This bill allows individuals accepted into state or federally subsidized housing to terminate their existing leases or rental agreements without penalty if they provide 30 days written notice to their landlord. The bill applies to low-income seniors age 62 and older and to individuals certified as disabled by a federal board or agency.

Currently, if the existing lease does not provide an early termination option, these individuals may be required to forfeit their security deposit or be subject to a lawsuit by the landlord for the outstanding rent on the lease.

EFFECTIVE DATE: October 1, 2008

COMMITTEE ACTION

Select Committee on Aging

Joint Favorable Change of Reference

Yea 11 Nay 0 (03/04/2008)

Planning and Development Committee

Joint Favorable

Yea 20 Nay 0 (03/12/2008)