



General Assembly

**Amendment**

February Session, 2008

LCO No. 5526

\*HB0514805526HDO\*

Offered by:

REP. GREEN, 1<sup>st</sup> Dist.

SEN. GOMES, 23<sup>rd</sup> Dist.

To: Subst. House Bill No. 5148

File No. 659

Cal. No. 390

**"AN ACT REESTABLISHING THE DEPARTMENT OF HOUSING."**

1 Strike everything after the enacting clause and substitute the  
2 following in lieu thereof:

3 "Section 1. Section 8-37yy of the 2008 supplement to the general  
4 statutes is repealed and the following is substituted in lieu thereof  
5 (*Effective from passage*):

6 (a) The Department of Economic and Community Development  
7 shall, in consultation with the State-Assisted Housing Sustainability  
8 Advisory Committee, established pursuant to section 8-37zz of the  
9 2008 supplement to the general statutes, establish and maintain the  
10 State-Assisted Housing Sustainability Fund for the purpose of the  
11 preservation of eligible housing. The moneys of the fund shall not  
12 lapse but shall be held permanently in said fund and shall be available  
13 to the department to provide financial assistance to the owners of  
14 eligible housing for the maintenance, repair, rehabilitation, and  
15 modernization of eligible housing and for other activities consistent

16 with preservation of eligible housing, including, but not limited to, (1)  
17 emergency repairs to abate actual or imminent emergency conditions  
18 that would result in the loss of habitable housing units, (2) major  
19 system repairs or upgrades, including, but not limited to, repairs or  
20 upgrades to roofs, windows, mechanical systems and security, (3)  
21 reduction of vacant units, (4) remediation or abatement of hazardous  
22 materials, including lead, (5) increases in development mobility and  
23 sensory impaired accessibility in units, common areas and accessible  
24 routes, (6) relocation costs and alternative housing for not more than  
25 sixty days, necessary because of the failure of a major building system,  
26 and (7) a comprehensive physical needs assessment. Financial  
27 assistance shall be awarded to applicants consistent with standards  
28 and criteria adopted in consultation with the recommendations of the  
29 State-Assisted Housing Sustainability Advisory Committee.

30 (b) In each of the fiscal years ending June 30, 2008, and June 30,  
31 2009, the department may expend not more than seven hundred fifty  
32 thousand dollars from the fund for reasonable administrative costs  
33 related to the operation of the fund, including the expenses of the  
34 State-Assisted Housing Sustainability Advisory Committee, the  
35 development of analytic tools and research concerning the capital and  
36 operating needs of eligible housing for the purpose of advising the  
37 General Assembly on policy regarding eligible housing and the study  
38 required by section 107 of public act 07-4 of the June special session.  
39 Thereafter, the department shall prepare an administrative budget  
40 which shall be effective upon the approval of said committee.

41 (c) (1) The department shall adopt regulations, in accordance with  
42 chapter 54, to implement the provisions of this section and sections 8-  
43 37xx of the 2008 supplement to the general statutes, 8-37zz of the 2008  
44 supplement to the general statutes and 8-37aaa of the 2008 supplement  
45 to the general statutes. Such regulations shall establish (A) guidelines  
46 for grants and loans, and (B) a process for certifying an emergency  
47 condition in not more than forty-eight hours and for committing  
48 emergency funds, including costs of resident relocation, if necessary,  
49 not more than five business days after application by the owner of

50 eligible housing for emergency repair financial assistance. The  
51 guidelines under subparagraph (A) of this subdivision shall provide  
52 for deferred payment of principal and interest upon approval of the  
53 committee.

54 (2) The department shall adopt written policies and procedures to  
55 implement such provisions while in the process of adopting such  
56 policies and procedures in regulation form, and the commissioner shall  
57 print a notice of intention to adopt the regulations in the Connecticut  
58 Law Journal not later than twenty days prior to implementing such  
59 policies and procedures. The department shall submit final regulations  
60 to implement said sections to the legislative regulation review  
61 committee not later than October 1, 2009. Policies and procedures  
62 implemented pursuant to this subdivision shall be valid until the time  
63 final regulations are effective.

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

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

This act shall take effect as follows and shall amend the following sections:		
Section 1	<i>from passage</i>	8-37yy