



Senate

General Assembly

January Session, 2009

File No. 142

Senate Bill No. 28

Senate, March 24, 2009

The Committee on Housing reported through SEN. GOMES of the 23rd Dist., Chairperson of the Committee on the part of the Senate, that the bill ought to pass.

AN ACT CONCERNING PRIORITY FOR SUBSIDIZED HOUSING BY ELDERLY OR DISABLED PERSONS WITH EMERGENCY MEDICAL CONDITIONS.

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

1 Section 1. Section 8-45 of the general statutes is repealed and the
2 following is substituted in lieu thereof (*Effective October 1, 2009*):

3 Each housing authority shall manage and operate its housing
4 projects in an efficient manner so as to enable it to fix the rentals for
5 dwelling accommodations at the lowest possible rates consistent with
6 providing decent, safe and sanitary dwelling accommodations, and no
7 housing authority shall construct or operate any such project for profit
8 or as a source of revenue to the municipality. To this end an authority
9 shall fix the rentals for dwelling in its projects at no higher rates than it
10 finds to be necessary in order to produce revenues which, together
11 with all other available money, revenues, income and receipts of the
12 authority from whatever sources derived, will be sufficient (a) to pay,
13 as the same become due, the principal and interest on the bonds of the

14 authority; (b) to meet the cost of, and to provide for, maintaining and
15 operating the projects, including the cost of any insurance, and the
16 administrative expenses of the authority; and (c) to create, during not
17 less than six years immediately succeeding its issuance of any bonds, a
18 reserve sufficient to meet the largest principal and interest payments
19 which will be due on such bonds in any one year thereafter and to
20 maintain such reserve. In the operation or management of housing
21 projects an authority shall, at all times, rent or lease the dwelling
22 accommodations therein at rentals within the financial reach of
23 families of low income. The authority, subject to approval by the
24 Commissioner of Economic and Community Development, shall fix
25 maximum income limits for the admission and for the continued
26 occupancy of families in such housing, provided such maximum
27 income limits and all revisions thereof for housing projects operated
28 pursuant to any contract with any agency of the federal government
29 shall be subject to the prior approval of such federal agency. The
30 Commissioner of Economic and Community Development shall define
31 the income of a family to provide the basis for determining eligibility
32 for the admission and for the continued occupancy of families under
33 the maximum income limits fixed and approved. The definition of
34 family income, by the Commissioner of Economic and Community
35 Development, may provide for the exclusion of all or part of the
36 income of family members which, in the judgment of said
37 commissioner, is not generally available to meet the cost of basic living
38 needs of the family. No housing authority shall refuse to rent any
39 dwelling accommodation to an otherwise qualified applicant on the
40 ground that one or more of the proposed occupants are children born
41 out of wedlock. Each housing authority shall provide a receipt to each
42 applicant for admission to its housing projects stating the time and
43 date of application and shall maintain a list of such applications which
44 shall be a public record as defined in section 1-200. The Commissioner
45 of Economic and Community Development shall, by regulation,
46 provide for the manner in which such list shall be created, maintained
47 and revised. Any tenant who is an elderly person or person with a
48 physical disability residing in a dwelling unit in a housing project and

49 who vacates such dwelling unit because of a medical condition related
50 to such dwelling unit or housing project shall have priority for
51 occupancy in any other housing project operated by the authority. No
52 provision of this chapter shall be construed as limiting the right of the
53 authority to vest in an obligee the right, in the event of a default by
54 such authority, to take possession of a housing project or cause the
55 appointment of a receiver thereof or acquire title thereto through
56 foreclosure proceedings, free from all the restrictions imposed by this
57 chapter with respect to rental rates and tenant selection.

This act shall take effect as follows and shall amend the following sections:		
Section 1	October 1, 2009	8-45

HSG *Joint Favorable*

The following Fiscal Impact Statement and Bill Analysis are prepared for the benefit of the members of the General Assembly, solely for purposes of information, summarization and explanation and do not represent the intent of the General Assembly or either chamber thereof for any purpose. In general, fiscal impacts are based upon a variety of informational sources, including the analyst's professional knowledge. Whenever applicable, agency data is consulted as part of the analysis, however final products do not necessarily reflect an assessment from any specific department.

OFA Fiscal Note***State Impact:*** None***Municipal Impact:*** None***Explanation***

The bill requires housing authorities to give residential priority to certain elderly people or people with disabilities, and has no fiscal impact.

OLR Bill Analysis**SB 28*****AN ACT CONCERNING PRIORITY FOR SUBSIDIZED HOUSING BY ELDERLY OR DISABLED PERSONS WITH EMERGENCY MEDICAL CONDITIONS.*****SUMMARY:**

This bill gives elderly people and people with disabilities residential priority in a housing authority's public housing projects if they:

1. previously lived in a unit of the authority's housing and
2. left for medical reasons related to the condition of the unit or project (e.g., medical condition caused or irritated by mold).

The priority for occupancy applies only to other property the housing authority operates.

EFFECTIVE DATE: October 1, 2009

BACKGROUND***Housing Authorities***

State regulation requires a housing authority to maintain a waiting list for people who apply to live in its housing development and use the list to fill vacancies. The authority must provide a receipt to applicants and mark their applications with date and name or identifying number, signifying where that applicant is on the waiting list, and further categorize based on number of bedrooms needed, if necessary. The list must be accessible to the public. By law, housing authorities must rent or lease their units so they are affordable to low-income people.

COMMITTEE ACTION

Housing Committee

Joint Favorable

Yea 10 Nay 0 (03/10/2009)