



House of Representatives

General Assembly

File No. 153

February Session, 2010

Substitute House Bill No. 5371

House of Representatives, March 25, 2010

The Committee on Housing reported through REP. GREEN of the 1st Dist., Chairperson of the Committee on the part of the House, that the substitute bill ought to pass.

AN ACT CONCERNING AFFORDABLE HOUSING REPLACEMENT.

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

1 Section 1. Section 8-64a of the general statutes is repealed and the
2 following is substituted in lieu thereof (*Effective October 1, 2010*):

3 No housing authority which receives or has received any state
4 financial assistance may sell, lease, transfer or destroy, or contract to
5 sell, lease, transfer or destroy, any housing project or portion thereof in
6 any case where such project or portion thereof would no longer be
7 available for the purpose of low or moderate income rental housing as
8 a result of such sale, lease, transfer or destruction, except the
9 Commissioner of Economic and Community Development may grant
10 written approval for the sale, lease, transfer or destruction of a housing
11 project if the commissioner finds, after a public hearing, that (1) the
12 sale, lease, transfer or destruction is in the best interest of the state and
13 the municipality in which the project is located, (2) an adequate supply
14 of low or moderate income rental housing exists in the municipality in
15 which the project is located, (3) the housing authority has developed a

16 plan for the sale, lease, transfer or destruction of such project in
17 consultation with the residents of such project and representatives of
18 the municipality in which such project is situated and has made
19 adequate provision for said residents' and representatives'
20 participation in such plan, and (4) any person who is displaced as a
21 result of the sale, lease, transfer or destruction will be relocated to a
22 comparable dwelling unit of public or subsidized housing in the same
23 municipality or will receive a tenant-based rental subsidy and will
24 receive relocation assistance under chapter 135. The commissioner
25 shall consider the extent to which the housing units which are to be
26 sold, leased, transferred or destroyed will be replaced in ways which
27 may include, but need not be limited to, newly constructed housing,
28 rehabilitation of housing which is abandoned or has been vacant for at
29 least one year, or new federal, state or local tenant-based or project-
30 based rental subsidies. The commissioner shall give the residents of the
31 housing project or portion thereof which is to be sold, leased,
32 transferred or destroyed written notice of said public hearing by first
33 class mail not less than ninety days before the date of the hearing. Said
34 written approval shall contain a statement of facts supporting the
35 findings of the commissioner. This section shall not apply to the sale,
36 lease, transfer or destruction of a housing project pursuant to the terms
37 of any contract entered into before June 3, 1988. The commissioner
38 shall not impose a one-for-one replacement requirement on King Court
39 in East Hartford. This section shall not apply to phase I of Father Panik
40 Village in Bridgeport, Elm Haven in New Haven, Pequonock Gardens
41 Project in Bridgeport, Evergreen Apartments in Bridgeport, Quinnipiac
42 Terrace/Riverview in New Haven, Dutch Point in Hartford, Southfield
43 Village in Stamford and, upon approval by the United States
44 Department of Housing and Urban Development of a HOPE VI
45 revitalization application and a revitalization plan that includes at least
46 the one-for-one replacement of low and moderate income units,
47 Fairfield Court in Stamford.

This act shall take effect as follows and shall amend the following sections:

Section 1	October 1, 2010	8-64a
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HSG *Joint Favorable Subst.*

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, which exempts Kings Court housing development in East Hartford from certain housing replacement provisions, results in no fiscal impact.

The Out Years

State Impact: None

Municipal Impact: None

OLR Bill Analysis

sHB 5371

AN ACT CONCERNING AFFORDABLE HOUSING REPLACEMENT.

SUMMARY:

This bill exempts the King Court housing development in East Hartford from the requirement that housing authorities that receive state financial assistance replace, on a one-for-one basis, low and moderate income housing units that they sell, lease, transfer, or destroy.

EFFECTIVE DATE: October 1, 2010

COMMITTEE ACTION

Housing Committee

Joint Favorable Substitute

Yea 11 Nay 0 (03/11/2010)