



General Assembly

Substitute Bill No. 5371

February Session, 2010

* _____HB05371HSG___031210_____*

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 Section 8-64a of the general statutes is repealed and the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.

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| This act shall take effect as follows and shall amend the following sections: | | |
| Section 1 | October 1, 2010 | 8-64a |

HSG *Joint Favorable Subst.*