



General Assembly

January Session, 2011

Raised Bill No. 6466

LCO No. 3584

* _____HB06466HSG___031011_____*

Referred to Committee on Housing

Introduced by:
(HSG)

AN ACT CONCERNING TECHNICAL REVISIONS TO HOUSING STATUTES.

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 Section 8-64a of the general statutes is repealed and the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, 2011*):

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] such 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] such public hearing by
 33 first class mail not less than ninety days before the date of the hearing.
 34 [Said] Such written approval shall contain a statement of facts
 35 supporting the findings of the commissioner. This section shall not
 36 apply to the sale, lease, transfer or destruction of a housing project
 37 pursuant to the terms of any contract entered into before June 3, 1988.
 38 The commissioner shall not impose a one-for-one replacement
 39 requirement on King Court in East Hartford. This section shall not
 40 apply to phase I of Father Panik Village in Bridgeport, Elm Haven in
 41 New Haven, Pequonock Gardens Project in Bridgeport, Evergreen
 42 Apartments in Bridgeport, Quinnipiac Terrace/Riverview in New
 43 Haven, Dutch Point in Hartford, Southfield Village in Stamford and,
 44 upon approval by the United States Department of Housing and
 45 Urban Development of a HOPE VI revitalization application and a
 46 revitalization plan that includes at least the one-for-one replacement of
 47 low and moderate income units, Fairfield Court in Stamford.

48 Sec. 2. Subsections (a) to (c), inclusive, of section 8-395 of the general
 49 statutes are repealed and the following is substituted in lieu thereof
 50 (*Effective October 1, 2011*):

51 (a) As used in this section, (1) "business firm" means any business
52 entity authorized to do business in the state and subject to the
53 corporation business tax imposed under chapter 208, or any company
54 subject to a tax imposed under chapter 207, or any air carrier subject to
55 the air carriers tax imposed under chapter 209, or any railroad
56 company subject to the railroad companies tax imposed under chapter
57 210, or any regulated telecommunications service, express, telegraph,
58 cable [,] or community antenna television company subject to the
59 regulated telecommunications service, express, telegraph, cable [,] and
60 community antenna television companies tax imposed under chapter
61 211, or any utility company subject to the utility companies tax
62 imposed under chapter 212, and (2) "nonprofit corporation" means a
63 nonprofit corporation incorporated pursuant to chapter 602_z, or any
64 predecessor statutes thereto, having as one of its purposes the
65 construction, rehabilitation, ownership or operation of housing and
66 having articles of incorporation approved by the executive director of
67 the Connecticut Housing Finance Authority in accordance with
68 regulations adopted pursuant to section 8-79a or 8-84.

69 (b) The Commissioner of Revenue Services shall grant a credit
70 against any tax due under the provisions of chapter 207, 208, 209, 210,
71 211 or 212 in an amount equal to the amount specified by the
72 Connecticut Housing Finance Authority in any tax credit voucher
73 issued by said authority pursuant to subsection (c) of this section.

74 (c) The Connecticut Housing Finance Authority shall administer a
75 system of tax credit vouchers_z, within the resources, requirements and
76 purposes of this section, for business firms making cash contributions
77 to housing programs developed, sponsored or managed by a nonprofit
78 corporation [, as defined in subsection (a) of this section,] which benefit
79 low and moderate income persons or families which have been
80 approved prior to the date of any such cash contribution by the
81 authority. Such vouchers may be used as a credit against any of the
82 taxes to which such business firm is subject and which are enumerated
83 in subsection (b) of this section. For income years commencing on or

84 after January 1, 1998, to be eligible for approval a housing program
85 shall be scheduled for completion not more than three years from the
86 date of approval. Each program shall submit to the authority quarterly
87 progress reports and a final report upon completion, in a manner and
88 form prescribed by the authority. If a program fails to be completed
89 after three years, or at any time the authority determines that a
90 program is unlikely to be completed, the authority may reclaim any
91 remaining funds contributed by business firms and reallocate such
92 funds to another eligible program.

This act shall take effect as follows and shall amend the following sections:		
Section 1	<i>October 1, 2011</i>	8-64a
Sec. 2	<i>October 1, 2011</i>	8-395(a) to (c)

HSG *Joint Favorable*