



General Assembly

Substitute Bill No. 852

January Session, 2011

* _____SB00852PD_____040511_____*

AN ACT CONCERNING PERMANENT SUPPORTIVE HOUSING INITIATIVES.

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

1 Section 1. Section 17a-485c of the general statutes is repealed and the
2 following is substituted in lieu thereof (*Effective from passage*):

3 (a) The Commissioner of Mental Health and Addiction Services, in
4 collaboration with the Commissioners of Social Services, Correction,
5 Children and Families and Economic and Community Development,
6 [and] the Connecticut Housing Finance Authority [,] and the Court
7 Support Services Division of the Judicial Branch, shall establish [a
8 Supportive Housing Initiative] permanent supportive housing
9 initiatives to provide additional units of affordable housing and
10 support services to eligible persons. [The Supportive Housing
11 Initiative shall be implemented in two phases with the first phase to be
12 known as the Supportive Housing Pilots Initiative and the second
13 phase to be known as the Next Steps Initiative.] Individuals and
14 families with special needs and individuals and families at risk for
15 homelessness shall be eligible for such permanent supportive housing
16 initiatives.

17 [(b) The Supportive Housing Pilots Initiative shall provide up to six
18 hundred fifty additional units of affordable housing and support
19 services to eligible households, as defined in section 17a-484a, and to

20 persons with serious mental health needs who are community-
21 supervised offenders supervised by the executive or judicial branch.
22 Such housing shall be permanent supportive housing or transitional
23 living programs, and the permanent supportive housing may include
24 both individuals and families with special needs and individuals and
25 families without such needs.]

26 [(c)] (b) [The Next Steps Initiative shall provide up to one thousand
27 additional units of affordable housing and support services]
28 Permanent supportive housing initiatives and support services shall be
29 provided to: (1) Eligible households, as defined in section 17a-484a; (2)
30 families who are eligible under the [state plan for the federal]
31 temporary assistance for needy families program; (3) adults who are
32 eighteen to twenty-three years of age, inclusive, and who are homeless,
33 or at risk for becoming homeless because they are transitioning from
34 foster care or other residential programs; and (4) persons with serious
35 mental health needs who are community-supervised offenders
36 supervised by the executive or judicial branch. [Such housing shall be
37 permanent supportive housing and may include both individuals and
38 families with special needs and individuals and families without such
39 needs.]

40 [(d)] (c) The Connecticut Housing Finance Authority shall issue one
41 or more requests for proposals by persons or entities interested in
42 participating in such [initiative with priority given] permanent
43 supportive housing initiatives to applicants that include organizations
44 deemed qualified to provide services by the Departments of Mental
45 Health and Addiction Services, Social Services and Children and
46 Families. The Connecticut Housing Finance Authority shall review and
47 underwrite development projects [developed under the Supportive
48 Housing Initiative. For purposes of this subsection, "state assistance"
49 means a payment by the state of actual debt service, comprised of
50 principal, interest, interest rate swap payments, liquidity fees, letter of
51 credit fees, trustee fees, and other similar bond-related expenses]
52 undertaken pursuant to such permanent supportive housing
53 initiatives.

54 (d) The Departments of Mental Health and Addiction Services and
55 Social Services shall issue, within available appropriations, one or
56 more requests for proposals in a scattered site model for homeless
57 individuals with psychiatric disabilities and substance use disorders.

58 Sec. 2. Subsection (h) of section 8-395 of the general statutes is
59 repealed and the following is substituted in lieu thereof (*Effective from*
60 *passage*):

61 (h) In no event shall the total amount of all tax credits allowed to all
62 business firms pursuant to the provisions of this section exceed ten
63 million dollars in any one fiscal year, provided, each year until the date
64 sixty days after the date the Connecticut Housing Finance Authority
65 publishes the list of housing programs that will receive tax credit
66 reservations, two million dollars of the total amount of all tax credits
67 under this section shall be set aside for [the Supportive Housing Pilots
68 Initiative, the Next Steps Initiative established pursuant to section 17a-
69 485c or any other supportive housing initiative] permanent supportive
70 housing initiatives established pursuant to section 17a-485c, as
71 amended by this act, and one million dollars of the total amount of all
72 tax credits under this section shall be set aside for workforce housing,
73 as defined by the Connecticut Housing Finance Authority through
74 written procedures adopted pursuant to subsection (k) of this section.
75 Each year, on or after the date sixty days after the date the Connecticut
76 Housing Finance Authority publishes the list of housing programs that
77 will receive tax credit reservations, any unused portion of such tax
78 credits shall become available for any housing program eligible for tax
79 credits pursuant to this section.

80 Sec. 3. Subsection (b) of section 17a-485e of the general statutes is
81 repealed and the following is substituted in lieu thereof (*Effective from*
82 *passage*):

83 (b) The State Bond Commission may authorize the State Treasurer
84 and the Secretary of the Office of Policy and Management to enter into
85 a contract or contracts to provide state assistance on bonds issued by

86 the Connecticut Housing Finance Authority as provided in this
87 section. If so authorized by the State Bond Commission, the state,
88 acting by and through the Secretary of the Office of Policy and
89 Management and the State Treasurer, shall enter into a contract or
90 contracts with the Connecticut Housing Finance Authority that
91 provide the state shall pay to said authority state assistance on bonds
92 issued by said authority for purposes of providing funds for mortgage
93 loans made by said authority pursuant to the provisions of section 17a-
94 485c, as amended by this act, funds for reasonable repair and
95 replacement reserves and costs of issuance in an aggregate principal
96 amount not to exceed one hundred five million dollars. Any provision
97 of such a contract entered into providing for payments equal to annual
98 debt service shall constitute a full faith and credit obligation of the
99 state and as part of the contract of the state with the holders of any
100 bonds or refunding bonds, as applicable, appropriation of all amounts
101 necessary to meet punctually the terms of such contract is hereby made
102 and the State Treasurer shall pay such amounts as the same become
103 due. The Connecticut Housing Finance Authority may pledge such
104 state assistance as security for the payment of such bonds or refunding
105 bonds issued by said authority. Any bonds so issued for [the
106 Supportive Housing Initiative] permanent supportive housing
107 initiatives by the Connecticut Housing Finance Authority and at any
108 time outstanding may, at any time or from time to time, be refunded,
109 in whole or in part, by the Connecticut Housing Finance Authority by
110 the issuance of its refunding bonds in such amounts as the authority
111 may deem necessary or appropriate, but not exceeding an amount
112 sufficient to refund the principal amount of the bonds to be so
113 refunded, any unpaid interest thereon, and any premiums,
114 commissions and costs of issuance necessary to be paid in connection
115 therewith. The state, acting by and through the Office of Policy and
116 Management and the State Treasurer and without further
117 authorization, may execute an amendment to any contract providing
118 state assistance as required in connection with such refunding bonds.

This act shall take effect as follows and shall amend the following sections:		
Section 1	<i>from passage</i>	17a-485c
Sec. 2	<i>from passage</i>	8-395(h)
Sec. 3	<i>from passage</i>	17a-485e(b)

PH *Joint Favorable Subst.*

PD *Joint Favorable*