



# Senate

General Assembly

**File No. 192**

January Session, 2013

Senate Bill No. 951

*Senate, March 27, 2013*

The Committee on Housing reported through SEN. BARTOLOMEO of the 13th Dist., Chairperson of the Committee on the part of the Senate, that the bill ought to pass.

## ***AN ACT CONCERNING CONGREGATE HOUSING.***

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

1 Section 1. Section 8-119h of the general statutes is repealed and the  
2 following is substituted in lieu thereof (*Effective October 1, 2013*):

3 (a) Upon preliminary approval by the State Bond Commission  
4 pursuant to the provisions of section 3-20, the state, acting by and  
5 through the Commissioner of Economic and Community  
6 Development, may enter into a contract or contracts with an authority,  
7 a municipal developer, a nonprofit corporation or a housing  
8 partnership for state financial assistance for a congregate housing  
9 project, in the form of capital grants, interim loans, permanent loans,  
10 deferred loans or any combination thereof for application to the  
11 development cost of such project or projects.

12 (b) A contract with an authority, a municipal developer, a nonprofit  
13 corporation or a housing partnership may provide that in the case of  
14 any loan made in conjunction with any housing assistance funds

15 provided by an agency of the United States government, if such  
16 housing assistance funds terminate prior to complete repayment of a  
17 loan made pursuant to this section, the remaining balance of such loan  
18 may be converted to a capital grant or decreased loan. Any such state  
19 assistance contract with an authority, a municipal developer, a  
20 nonprofit corporation or a housing partnership for a capital grant or  
21 loan entered into prior to the time housing assistance funds became  
22 available from an agency of the United States government, may, upon  
23 the mutual consent of the commissioner and the authority, municipal  
24 developer, nonprofit corporation or housing partnership, be  
25 renegotiated to provide for a loan or increased loan in the place of a  
26 capital grant or loan or a part thereof, consistent with the above  
27 conditions. Such capital grants or loans shall be in an amount not in  
28 excess of the development cost of the project or projects, including, in  
29 the case of grants or loans financed from the proceeds of the state's  
30 general obligation bonds issued pursuant to any authorization,  
31 allocation or approval of the State Bond Commission made prior to  
32 July 1, 1990, administrative or other cost or expense to be incurred by  
33 the state in connection therewith, as approved by said commissioner.  
34 In anticipation of final payment of such capital grants or loans, the  
35 state, acting by and through said commissioner and in accordance with  
36 such contract, may make temporary advances to the authority,  
37 municipal developer, nonprofit corporation or housing partnership for  
38 preliminary planning expense or other development cost of such  
39 project or projects.

40 (c) Any loan provided pursuant to this section shall bear interest at  
41 a rate to be determined in accordance with subsection (t) of section 3-  
42 20. Any such authority, municipal developer, nonprofit corporation or  
43 housing partnership may, subject to the approval of the Commissioner  
44 of Economic and Community Development, contract with any other  
45 person approved by the Commissioner of Economic and Community  
46 Development for the operation of a project undertaken pursuant to this  
47 part. As used in this section, "housing partnership" has the same  
48 meaning as provided in subsection (n) of section 8-113a.

49       Sec. 2. Section 8-119j of the general statutes is repealed and the  
 50 following is substituted in lieu thereof (*Effective October 1, 2013*):

51       In the event that sufficient appropriations for the operation of this  
 52 program are no longer available, a congregate housing program  
 53 assisted pursuant to section 8-119h may, at the discretion of the  
 54 Commissioner of Economic and Community Development, be  
 55 converted to a "housing project" as defined in section 8-113a<sub>2</sub> subject to  
 56 all of the provisions of part VI of this chapter.

This act shall take effect as follows and shall amend the following sections:		
Section 1	<i>October 1, 2013</i>	8-119h
Sec. 2	<i>October 1, 2013</i>	8-119j

**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.

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

The bill makes technical changes which have no fiscal impact.

***The Out Years******State Impact:*** None***Municipal Impact:*** None

**OLR Bill Analysis**

**SB 951**

***AN ACT CONCERNING CONGREGATE HOUSING.***

**SUMMARY:**

This bill makes technical changes to the congregate housing statutes.

EFFECTIVE DATE: October 1, 2013

**COMMITTEE ACTION**

Housing Committee

Joint Favorable

Yea 12    Nay 0    (03/12/2013)