



# Senate

General Assembly

**File No. 56**

February Session, 2014

Substitute Senate Bill No. 112

*Senate, March 19, 2014*

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

## ***AN ACT CONCERNING PUBLIC HOUSING.***

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

1 Section 1. Section 8-64a of the 2014 supplement to the general  
2 statutes is repealed and the following is substituted in lieu thereof  
3 (*Effective October 1, 2014*):

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

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

50 Fairfield Court in Stamford.

This act shall take effect as follows and shall amend the following sections:		
Section 1	<i>October 1, 2014</i>	8-64a

**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.

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

The bill has no fiscal impact to the Department of Housing by exempting an additional three public housing projects from certain housing replacement provisions.

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

**OLR Bill Analysis****sSB 112*****AN ACT CONCERNING PUBLIC HOUSING.*****SUMMARY:**

This bill exempts three additional public housing projects from requirements regarding the sale, lease, transfer, or destruction of projects owned by housing authorities that receive, or have received, state financial assistance. The additional projects are:

1. Truman Apartments in Waterbury,
2. William V. Begg Apartments in Waterbury, and
3. Mills Memorial Apartments in Meriden.

In general, the law prohibits such housing authorities from disposing of a housing project, or any part of it, if doing so would remove it from the low- or moderate-income rental market.

EFFECTIVE DATE: October 1, 2014

**BACKGROUND*****Exempted Housing Projects***

The law already exempts the following housing projects from the specified requirements:

1. Phase I of Father Panik Village in Bridgeport;
2. Elm Haven in New Haven;
3. Pequonnock Gardens Project in Bridgeport;
4. Evergreen Apartments in Bridgeport;

5. Quinnipiac Terrace/Riverview in New Haven;
6. Dutch Point in Hartford;
7. Southfield Village in Stamford; and
8. Fairfield Court in Stamford, upon approval by the Department of Housing and Urban Development of a HOPE VI revitalization application and a revitalization plan that includes at least the one-for-one replacement of low- and moderate-income units.

**COMMITTEE ACTION**

Housing Committee

Joint Favorable Substitute

Yea 7      Nay 0      (03/06/2014)