



General Assembly

February Session, 2014

Raised Bill No. 5132

LCO No. 448



Referred to Committee on HOUSING

Introduced by:
(HSG)

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 Section 8-119h of the general statutes is repealed and the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, 2014*):

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 Housing, may enter into a contract or
6 contracts with an authority, a municipal developer, a nonprofit
7 corporation or a housing partnership for state financial assistance for a
8 congregate housing project, in the form of capital grants, interim loans,
9 permanent loans, deferred loans or any combination thereof for
10 application to the development cost of such project or projects.

11 (b) A contract with an authority, a municipal developer, a nonprofit
12 corporation or a housing partnership may provide that in the case of
13 any loan made in conjunction with any housing assistance funds
14 provided by an agency of the United States government, if such
15 housing assistance funds terminate prior to complete repayment of a
16 loan made pursuant to this section, the remaining balance of such loan

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

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

47 Sec. 2. Section 8-119j of the general statutes is repealed and the
48 following is substituted in lieu thereof (*Effective October 1, 2014*):

49 In the event that sufficient appropriations for the operation of this

50 program are no longer available, a congregate housing program
51 assisted pursuant to section 8-119h, as amended by this act, may, at the
52 discretion of the Commissioner of Housing, be converted to a "housing
53 project" as defined in section 8-113a₂ subject to all of the provisions of
54 part VI of this chapter.

This act shall take effect as follows and shall amend the following sections:		
Section 1	<i>October 1, 2014</i>	8-119h
Sec. 2	<i>October 1, 2014</i>	8-119j

HSG *Joint Favorable*