



General Assembly

Substitute Bill No. 112

February Session, 2014



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2 statutes is repealed and the following is substituted in lieu thereof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.*

PD *Joint Favorable*