



Senate

General Assembly

File No. 261

February Session, 2016

Substitute Senate Bill No. 157

Senate, March 29, 2016

The Committee on Housing reported through SEN. WINFIELD of the 10th Dist., Chairperson of the Committee on the part of the Senate, that the substitute bill ought to pass.

AN ACT CONCERNING ADEQUATE AND SAFE HOUSING FOR THE ELDERLY AND YOUNGER PERSONS WITH DISABILITIES.

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

1 Section 1. (*Effective July 1, 2016*) (a) For purposes of this section,
2 "elderly tenants" means tenants sixty-two years of age or older and
3 "younger tenants with disabilities" means tenants who are not yet
4 sixty-two years of age and have been certified by the Social Security
5 Board as being totally disabled under the federal Social Security Act or
6 certified by any other federal board or agency as being totally disabled.
7 The Commissioner of Housing, in consultation with the chairpersons
8 of the joint standing committee of the General Assembly having
9 cognizance of matters relating to housing, shall designate three state-
10 funded housing projects, one in Enfield, one in Hartford and one in
11 New Haven, that provide services to elderly tenants and younger
12 tenants with disabilities for the purposes of conducting a pilot data
13 collection study.

14 (b) The Commissioner of Housing, in consultation with the

15 Department of Mental Health and Addiction Services, the Department
16 on Aging, the Department of Developmental Services and the Office of
17 Protection and Advocacy for Persons with Disabilities, shall conduct a
18 study of the state-funded housing projects in Enfield, Hartford and
19 New Haven, as designated in subsection (a) of this section. The study
20 shall include, but not be limited to, for each designated state-funded
21 housing project: (1) A census of the occupants, including the number
22 of residents who are elderly tenants and the number of tenants who
23 are younger tenants with disabilities; (2) the rents charged to residents
24 who are elderly tenants and the rents charged to residents who are
25 younger tenants with disabilities; (3) the operating costs and the
26 percentage of the operating costs that are covered by rents received
27 from tenants pursuant to subdivision (2) of this subsection; (4)
28 information about the use of municipal services, including, but not
29 limited to, ambulance, police and fire services for apartments occupied
30 by elderly tenants and for apartments occupied by younger tenants
31 with disabilities; (5) an assessment of support services available to
32 assist elderly tenants and younger tenants with disabilities and any
33 gaps in such services; (6) recommendations for the provision of
34 additional support services needed for elderly tenants and younger
35 tenants with disabilities; (7) an estimate of any additional state
36 appropriations needed to implement any recommendations pursuant
37 to subdivision (6) of this subsection; (8) the number of eviction
38 proceedings initiated by the landlord against all tenants for any reason
39 during the last five years; (9) the number of eviction proceedings
40 initiated against elderly tenants for any reason during the last five
41 years; (10) the number of eviction proceedings initiated against
42 younger tenants with disabilities for any reason during the last five
43 years; (11) a summary of the number of evictions initiated against
44 younger tenants with disabilities because of the violation of a lease
45 caused by a negative incident between a younger tenant with
46 disabilities and an elderly tenant during the last five years; (12) a
47 summary of the number of evictions initiated against elderly tenants
48 because of the violation of a lease caused by a negative incident
49 between a younger tenant with disabilities and an elderly tenant

50 during the last five years; and (13) the number of summary process
51 judgments issued by a court during the last five years.

52 (c) As part of the study described in subsection (b) of this section,
53 the Commissioner of Housing, in consultation with the Department of
54 Mental Health and Addiction Services, the Department on Aging, the
55 Department of Developmental Services and the Office of Protection
56 and Advocacy for Persons with Disabilities, shall convene meetings of
57 stakeholders to receive information relating to such study and any
58 other information about each state-funded housing project designated
59 in subsection (a) of this section. Such stakeholders shall include, but
60 not be limited to, the property manager of each state-funded housing
61 project designated in subsection (a) of this section, the elderly tenants
62 and younger tenants with disabilities residing in each such state-
63 funded housing project, tenant advocates, the director of each affected
64 municipality's social service department, or his or her designee,
65 representatives from each affected municipality's first responder
66 services, including police, fire, emergency medical technician
67 personnel and local service providers.

68 Sec. 2. (Effective July 1, 2016) On or before December 31, 2016, the
69 Commissioner of Housing shall report the findings of the pilot data
70 collection study, in accordance with the provisions of section 11-4a of
71 the general statutes, to the joint standing committee of the General
72 Assembly having cognizance of matters relating to housing.

This act shall take effect as follows and shall amend the following sections:		
Section 1	July 1, 2016	New section
Sec. 2	July 1, 2016	New section

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.

OFA Fiscal Note

State Impact:

Agency Affected	Fund-Effect	FY 17 \$	FY 18 \$
Department of Housing	GF - Cost	25,000	None

Note: GF=General Fund

Municipal Impact: None

Explanation

The bill results in a one-time cost of up to \$25,000 in FY 17 to the Department of Housing (DOH) for conducting a study concerning state-assisted housing for elderly tenants.

It is anticipated that DOH would require a consultant at a cost of up to \$25,000 to conduct the study within the timeframe of approximately six months. The bill (1) outlines various components that must be included in the report and (2) requires recommendations in the report related to those components. The Department currently does not track such information and as such would require additional sources to collect the information.

The Out Years

The bill requires DOH to report the results of the study to the committees of cognizance by December 31, 2016. There is therefore no fiscal impact beyond FY 17.

OLR Bill Analysis

sSB 157

AN ACT CONCERNING ADEQUATE AND SAFE HOUSING FOR THE ELDERLY AND YOUNGER PERSONS WITH DISABILITIES.

SUMMARY:

The Office of Legislative Research does not analyze Special Acts.

COMMITTEE ACTION

Housing Committee

Joint Favorable Substitute

Yea 11 Nay 0 (03/08/2016)