



General Assembly

Substitute Bill No. 5340

February Session, 2016



AN ACT CONCERNING THE REPLACEMENT OF HOUSING PROJECTS BY HOUSING AUTHORITIES.

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

1 Section 1. Section 8-64a of the 2016 supplement to the general
2 statutes is repealed and the following is substituted in lieu thereof
3 (*Effective October 1, 2016*):

4 (a) No housing authority 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 that is affordable to households of the same income group, as
17 defined in section 8-37aa, as those households which most recently
18 occupied the housing project or portion thereof being sold, leased,
19 transferred or destroyed, (3) the housing authority has developed a

20 plan for the sale, lease, transfer or destruction of such project in
21 consultation with the residents of such project and representatives of
22 the municipality in which such project is situated and has made
23 adequate provision for said residents' and representatives'
24 participation in such plan, and (4) any person who is displaced as a
25 result of the sale, lease, transfer or destruction will be relocated to a
26 comparable dwelling unit of public or subsidized housing in the same
27 municipality or will receive a tenant-based rental subsidy and will
28 receive relocation assistance under chapter 135. The commissioner
29 shall consider the extent to which the housing units that are to be sold,
30 leased, transferred or destroyed will be replaced with housing that is
31 affordable to households of the same income group, as defined in
32 section 8-37aa, as those households which most recently occupied the
33 housing project or portion thereof being sold, leased, transferred or
34 destroyed, in ways that may include, but need not be limited to, newly
35 constructed housing, rehabilitation of housing that is abandoned or
36 has been vacant for at least one year, or new federal, state or local
37 tenant-based or project-based rental subsidies. The commissioner shall
38 give the residents of the housing project or portion thereof that is to be
39 sold, leased, transferred or destroyed written notice of said public
40 hearing by first class mail not less than ninety days before the date of
41 the hearing. Said written approval shall contain a statement of facts
42 supporting the findings of the commissioner. This section shall not
43 apply to the sale, lease, transfer or destruction of a housing project
44 pursuant to the terms of any contract entered into before June 3, 1988.
45 The commissioner shall not impose a one-for-one replacement
46 requirement on King Court in East Hartford. This section shall not
47 apply to phase I of Father Panik Village in Bridgeport, Elm Haven in
48 New Haven, Pequonnock Gardens Project in Bridgeport, Evergreen
49 Apartments in Bridgeport, Quinnipiac Terrace/Riverview in New
50 Haven, Dutch Point in Hartford, William V. Begg Apartments in
51 Waterbury, Southfield Village in Stamford, Marina Village in
52 Bridgeport and, upon approval by the United States Department of
53 Housing and Urban Development of a HOPE VI revitalization
54 application and a revitalization plan that includes at least the one-for-

55 one replacement of low and moderate income units, Fairfield Court in
56 Stamford.

57 (b) For purposes of this section, housing that is affordable is housing
58 for which persons and families pay thirty per cent or less of their
59 annual income.

This act shall take effect as follows and shall amend the following sections:		
Section 1	October 1, 2016	8-64a

HSG *Joint Favorable Subst.*