



General Assembly

Amendment

February Session, 2016

LCO No. 5053



Offered by:

REP. BUTLER, 72nd Dist.
SEN. WINFIELD, 10th Dist.
REP. ADAMS, 146th Dist.

To: Subst. House Bill No. 5340

File No. 144

Cal. No. 126

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

1 Strike everything after the enacting clause and substitute the
2 following in lieu thereof:

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4 statutes is repealed and the following is substituted in lieu thereof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

6 No housing authority that receives or has received any state
7 financial assistance may sell, lease, transfer or destroy, or contract to
8 sell, lease, transfer or destroy, any housing project or portion thereof in
9 any case where such project or portion thereof would no longer be
10 available for the purpose of low or moderate income rental housing as
11 a result of such sale, lease, transfer or destruction, except the
12 Commissioner of Housing may grant written approval for the sale,
13 lease, transfer or destruction of a housing project if the commissioner

14 finds, after a public hearing, that (1) the sale, lease, transfer or
15 destruction is in the best interest of the state and the municipality in
16 which the project is located, (2) an adequate supply of low or moderate
17 income rental housing exists in the municipality in which the project is
18 located, (3) the housing authority has developed a plan for the sale,
19 lease, transfer or destruction of such project in consultation with the
20 residents of such project and representatives of the municipality in
21 which such project is situated and has made adequate provision for
22 said residents' and representatives' participation in such plan, and (4)
23 any person who is displaced as a result of the sale, lease, transfer or
24 destruction will be relocated to a comparable dwelling unit of public or
25 subsidized housing in the same municipality or will receive a tenant-
26 based rental subsidy and will receive relocation assistance under
27 chapter 135. The commissioner shall consider the extent to which the
28 housing units that are to be sold, leased, transferred or destroyed will
29 be replaced with housing that is affordable to households with
30 incomes below twenty-five per cent of the area median income and to
31 households with incomes below fifty per cent of the area median
32 income, in ways that may include, but need not be limited to, newly
33 constructed housing, rehabilitation of housing that is abandoned or
34 has been vacant for at least one year, or new federal, state or local
35 tenant-based or project-based rental subsidies. The commissioner shall
36 give the residents of the housing project or portion thereof that is to be
37 sold, leased, transferred or destroyed written notice of said public
38 hearing by first class mail not less than ninety days before the date of
39 the hearing. Said written approval shall contain a statement of facts
40 supporting the findings of the commissioner. This section shall not
41 apply to the sale, lease, transfer or destruction of a housing project
42 pursuant to the terms of any contract entered into before June 3, 1988.
43 The commissioner shall not impose a one-for-one replacement
44 requirement on King Court in East Hartford. This section shall not
45 apply to phase I of Father Panik Village in Bridgeport, Elm Haven in
46 New Haven, Pequonnock Gardens Project in Bridgeport, Evergreen
47 Apartments in Bridgeport, Quinnipiac Terrace/Riverview in New
48 Haven, Dutch Point in Hartford, William V. Begg Apartments in

49 Waterbury, Southfield Village in Stamford, Marina Village in
50 Bridgeport and, upon approval by the United States Department of
51 Housing and Urban Development of a HOPE VI revitalization
52 application and a revitalization plan that includes at least the one-for-
53 one replacement of low and moderate income units, Fairfield Court in
54 Stamford."

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