



General Assembly

Amendment

February Session, 2016

LCO No. 6188



Offered by:

SEN. WINFIELD, 10th Dist.

REP. BUTLER, 72nd Dist.

To: Subst. Senate Bill No. 157

File No. 261

Cal. No. 197

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

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

3 "Section 1. (*Effective March 1, 2017*) (a) For purposes of this section,
4 "elderly tenants" means tenants sixty-two years of age or older and
5 "younger tenants with disabilities" means tenants who are not yet
6 sixty-two years of age and have been certified by the Social Security
7 Board as being totally disabled under the federal Social Security Act or
8 certified by any other federal board or agency as being totally disabled.
9 The Commissioner of Housing, in consultation with the chairpersons
10 of the joint standing committee of the General Assembly having
11 cognizance of matters relating to housing, shall designate three state-
12 funded housing projects, one in New Britain, one in Wallingford and
13 one in Wethersfield, that provide services to elderly tenants and
14 younger tenants with disabilities for the purposes of conducting a pilot
15 data collection study.

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

51 between a younger tenant with disabilities and an elderly tenant
52 during the last five years; and (13) the number of summary process
53 judgments issued by a court during the last five years.

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

70 Sec. 2. (*Effective March 1, 2017*) On or before December 31, 2016, the
71 Commissioner of Housing shall report the findings of the pilot data
72 collection study, in accordance with the provisions of section 11-4a of
73 the general statutes, to the joint standing committee of the General
74 Assembly having cognizance of matters relating to housing."

This act shall take effect as follows and shall amend the following sections:		
Section 1	<i>March 1, 2017</i>	New section
Sec. 2	<i>March 1, 2017</i>	New section