



# House of Representatives

General Assembly

**File No. 121**

January Session, 2017

House Bill No. 6603

*House of Representatives, March 22, 2017*

The Committee on Housing reported through REP. BUTLER of the 72nd Dist., Chairperson of the Committee on the part of the House, that the bill ought to pass.

## ***AN ACT CONCERNING A STUDY OF CERTAIN TENANTS OF STATE-FUNDED PUBLIC HOUSING PROJECTS.***

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

1 Section 1. (*Effective from passage*) (a) For the 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 who have been certified by the Social  
5 Security Board as being totally disabled under the Social Security Act  
6 or certified by any other federal board or agency as being totally  
7 disabled. The Commissioner of Housing, in consultation with the  
8 chairpersons of the joint standing committee of the General Assembly  
9 having cognizance of matters relating to housing, shall designate three  
10 state-funded housing projects that provide services to elderly tenants  
11 and younger tenants with disabilities for the purposes of conducting a  
12 study.

13 (b) The Commissioner of Housing, in consultation with the  
14 Department of Mental Health and Addiction Services, the Department

15 on Aging, the Department of Developmental Services and the Office of  
16 Protection and Advocacy for Persons with Disabilities, shall conduct a  
17 study of the state-funded housing projects designated in accordance  
18 with subsection (a) of this section. The study shall include, but need  
19 not be limited to, for each designated state-funded housing project: (1)  
20 A census of the occupants, including the number of residents who are  
21 elderly tenants and the number of tenants who are younger tenants  
22 with disabilities; (2) the rents charged to residents who are elderly  
23 tenants and residents who are younger tenants with disabilities; (3) the  
24 operating costs and the percentage of the operating costs that are  
25 covered by rents received from tenants pursuant to subdivision (2) of  
26 this subsection; (4) information about the use of municipal services,  
27 including, but not limited to, ambulance, police and fire services for  
28 apartments occupied by elderly tenants and by younger tenants with  
29 disabilities; (5) an assessment of the support services available to assist  
30 elderly tenants and younger tenants with disabilities and any gaps in  
31 such services; (6) recommendations for the provision of additional  
32 support services needed for elderly tenants and younger tenants with  
33 disabilities; (7) an estimate of any additional state appropriations  
34 needed to implement any recommendations pursuant to subdivision  
35 (6) of this subsection; (8) the number of eviction proceedings initiated  
36 by the landlord against all tenants for any reason during the last five  
37 years; (9) the number of eviction proceedings initiated against elderly  
38 tenants for any reason during the last five years; (10) the number of  
39 eviction proceedings initiated against younger tenants with disabilities  
40 for any reason during the last five years; (11) a summary of the number  
41 of evictions initiated against younger tenants with disabilities because  
42 of a violation of the lease caused by a negative incident between a  
43 younger tenant with disabilities and an elderly tenant during the last  
44 five years; (12) a summary of the number of evictions initiated against  
45 elderly tenants because of a violation of the lease caused by a negative  
46 incident between an elderly tenant and a younger tenant with  
47 disabilities during the last five years; and (13) the number of summary  
48 process judgments issued by a court against an elderly tenant with  
49 disabilities or a younger tenant during the last five years.

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

67 (d) On or before December 31, 2017, the Commissioner of Housing  
 68 shall report the findings of the study, in accordance with the  
 69 provisions of section 11-4a of the general statutes, to the joint standing  
 70 committee of the General Assembly having cognizance of matters  
 71 relating to housing.

This act shall take effect as follows and shall amend the following sections:		
Section 1	<i>from passage</i>	New section

**HSG**      *Joint Favorable*

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:**

<b>Agency Affected</b>	<b>Fund-Effect</b>	<b>FY 18 \$</b>	<b>FY 19 \$</b>
Department of Housing	GF - Cost	Up to 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 collect and analyze that data needed for 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.

There are no fiscal impacts to the Departments of Mental Health and Addiction Services, Aging, Developmental Services and the Office of Protection and Advocacy for Persons with Disabilities to consult with the Department of Housing on this study.<sup>1</sup>

<sup>1</sup> The Office of Protection and Advocacy for Persons with Disabilities (OPA) would not participate in the study, given that the agency is abolished effective July 1, 2017 pursuant to PA 16-66.

***The Out Years***

The bill requires DOH to report the results of the study to the committees of cognizance by December 31, 2017. There is therefore no fiscal impact beyond FY 18.

**OLR Bill Analysis**

**HB 6603**

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**SUMMARY**

The Office of Legislative Research does not analyze Special Acts.

**COMMITTEE ACTION**

Housing Committee

Joint Favorable

Yea 13    Nay 0    (03/07/2017)