



Senate

General Assembly

File No. 39

January Session, 2017

Senate Bill No. 772

Senate, March 9, 2017

The Committee on Aging reported through SEN. FLEXER of the 29th Dist. and SEN. KELLY of the 21st Dist., Chairpersons of the Committee on the part of the Senate, that the bill ought to pass.

AN ACT REQUIRING EMERGENCY GENERATORS IN CERTAIN HOUSING FOR THE ELDERLY.

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

1 Section 1. (NEW) (*Effective October 1, 2017*) Any public housing
2 project consisting of not less than one hundred units for elderly
3 persons shall install and maintain one or more emergency power
4 generators capable of providing a minimum of four to twelve hours of
5 sufficient electrical power to each unit for heating, water, lighting and
6 any other critical mechanical equipment. For purposes of this section,
7 "public housing project" means dwelling accommodations operated as
8 a state subsidized housing project by a housing authority, nonprofit
9 corporation or municipal developer, as defined in section 8-39 of the
10 general statutes, pursuant to chapter 128 of the general statutes or by
11 the Connecticut Housing Authority pursuant to chapter 129 of the
12 general statutes.

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

AGE *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: None

Municipal Impact: None

Explanation

The bill has no state or municipal impact by requiring certain state-funded housing projects to install and maintain an emergency power generation system. The bill may result in potential costs to local housing authorities, which are autonomous governmental entities, to the extent that a generator would be required at a facility managed by a housing authority.¹ The cost associated with generators and all necessary fuel is up to \$350,000 for a building with at least 100 units.

The bill does not provide state funds for this program. It is therefore anticipated that the managers of such facilities would need to either raise rents or divert funds from other maintenance projects in order to finance the generator.

Within the State-Sponsored Housing Portfolio, only one housing project was identified as meeting the criteria listed under the bill.

The Out Years

State Impact: None

Municipal Impact: None

¹ Housing authorities are autonomous governmental entities which are financed through rental collections (CGS 8-45) and the issuance of bonds (CGS 8-52). They may also accept federal and state grants (CGS 8-56) as well as donations from municipalities (CGS 8-61).

OLR Bill Analysis**SB 772*****AN ACT REQUIRING EMERGENCY GENERATORS IN CERTAIN HOUSING FOR THE ELDERLY.*****SUMMARY**

This bill requires each public housing project with 100 or more units for the elderly to install and maintain at least one emergency power generator. The generator must be capable of providing a minimum of four to 12 hours of sufficient electrical power to each unit for heating, water, lighting, and any other critical mechanical equipment (the bill does not define this term).

The bill defines a “public housing project” as a state subsidized housing project operated by a housing authority, nonprofit corporation, municipal developer, or the Connecticut Housing Authority.

EFFECTIVE DATE: October 1, 2017

COMMITTEE ACTION

Aging Committee

Joint Favorable

Yea 13 Nay 0 (02/21/2017)