



General Assembly

January Session, 2017

Committee Bill No. 6603

LCO No. 3461



Referred to Committee on HOUSING

Introduced by:
(HSG)

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.

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

HSG *Joint Favorable*

APP *Joint Favorable*