



General Assembly

January Session, 2017

Raised Bill No. 7297

LCO No. 5206



Referred to Committee on PLANNING AND DEVELOPMENT

Introduced by:
(PD)

AN ACT ESTABLISHING A PRIVATE RIGHT OF ACTION IN THE DUTY TO PROMOTE FAIR HOUSING AND REQUIRING A STUDY OF CONNECTICUT'S HOUSING INVENTORY AND CURRENT AND FUTURE HOUSING NEEDS.

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

1 Section 1. Section 46a-98a of the general statutes is repealed and the
2 following is substituted in lieu thereof (*Effective July 1, 2017*):

3 Any person claiming to be aggrieved by a violation of section 8-
4 37cc, 46a-64c or 46a-81e or by a breach of a conciliation agreement
5 entered into pursuant to this chapter, may bring an action in the
6 Superior Court, or the housing session of said court if appropriate
7 within one year of the date of the alleged discriminatory practice or of
8 a breach of a conciliation agreement entered into pursuant to this
9 chapter. No action pursuant to this section may be brought in the
10 Superior Court regarding the alleged discriminatory practice after the
11 commission has obtained a conciliation agreement pursuant to section
12 46a-83 or commenced a hearing pursuant to section 46a-84, except for
13 an action to enforce the conciliation agreement. The court shall have

14 the power to grant relief, by injunction or otherwise, as it deems just
15 and suitable. The court may grant any relief which a presiding officer
16 may grant in a proceeding under section 46a-86 or which the court
17 may grant in a proceeding under section 46a-89. The commission,
18 through commission legal counsel or the Attorney General, may
19 intervene as a matter of right in any action brought pursuant to this
20 section without permission of the court or the parties.

21 Sec. 2. (NEW) (*Effective from passage*) (a) The Connecticut Housing
22 Finance Authority shall, in cooperation with the Department of
23 Housing, conduct a study analyzing the gap between the state-wide
24 housing inventory and the state's current housing needs and projected
25 housing needs over the next year, five years, ten years and fifteen
26 years. Such study shall (1) assess the need for both rental and
27 ownership units; and (2) identify how housing needs vary by relevant
28 demographic characteristics, including, but not limited to, income, age,
29 familial status, disability status and race.

30 (b) In determining current and projected housing needs for the gap
31 analysis described in subsection (a) of this section, the Connecticut
32 Housing Finance Authority shall consider it a priority of this state to
33 ensure that (1) all residents have access to affordable housing, as
34 defined in section 8-39a of the general statutes, and (2) persons and
35 families with income levels up to and including one hundred twenty
36 per cent of the area median income, as determined by the United States
37 Department of Housing and Urban Development, have access to
38 affordable housing in opportunity areas, as defined in section 8-348 of
39 the general statutes.

40 (c) Not later than January 1, 2018, the Connecticut Housing Finance
41 Authority shall submit a report on the study described in subsection
42 (a) of this section, in accordance with the provisions of section 11-4a of
43 the general statutes, to the joint standing committee of the General
44 Assembly having cognizance of matters relating to planning and
45 development. Such report shall include data from the gap analysis

46 described in subsection (a) of this section by the smallest feasible
47 geographic region.

This act shall take effect as follows and shall amend the following sections:		
Section 1	<i>July 1, 2017</i>	46a-98a
Sec. 2	<i>from passage</i>	New section

Statement of Purpose:

To establish a private right of action in the duty to promote fair housing and require a study of the state's housing inventory and current and future housing needs.

[Proposed deletions are enclosed in brackets. Proposed additions are indicated by underline, except that when the entire text of a bill or resolution or a section of a bill or resolution is new, it is not underlined.]