



# House of Representatives

General Assembly

**File No. 151**

January Session, 2019

Substitute House Bill No. 7226

*House of Representatives, March 26, 2019*

The Committee on Housing reported through REP. MCGEE of the 5th Dist., Chairperson of the Committee on the part of the House, that the substitute bill ought to pass.

***AN ACT ESTABLISHING A PILOT PROGRAM TO PROVIDE INCENTIVES FOR EDUCATORS TO LIVE IN CERTAIN MUNICIPALITIES.***

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

1 Section 1. (*Effective from passage*) (a) The Office of Policy and  
2 Management, in cooperation with the Departments of Housing and  
3 Education, shall establish an educator housing pilot program to  
4 provide housing incentives for any educator who works in an alliance  
5 district, as defined in section 10-262u of the general statutes, to live  
6 within the city limits of the alliance district in which the educator  
7 works.

8 (b) The Secretary of the Office of Policy and Management, in  
9 consultation with the Departments of Housing and Education, shall  
10 issue a request for proposals by December 1, 2019, for any  
11 municipality in the state designated as an alliance district pursuant to  
12 section 10-262u of the general statutes, to apply for consideration for  
13 participation in the educator housing pilot program.

14 (c) A municipality designated as an alliance district pursuant to  
15 section 10-262u of the general statutes, in collaboration with such  
16 alliance district's local or regional board of education, shall submit  
17 plans to the Office of Policy and Management not later than June 1,  
18 2020. Such plans may include, but not be limited to, the following:

19 (1) Partnering with interested developers to turn abandoned  
20 structures into safe, affordable housing for educators;

21 (2) Working with developers to turn properties already owned by  
22 the district into affordable housing units for educators;

23 (3) Partnering with the state to take advantage of existing tax credits  
24 or rental assistance programs for such purposes; or

25 (4) Partnering with the state on another plan that the Secretary of  
26 the Office of Policy and Management determines to be financially  
27 feasible.

28 (d) Not later than September 1, 2020, the Office of Policy and  
29 Management shall approve not more than two municipalities for  
30 participation in the pilot program. All educators, including, but not  
31 limited to, administrators, teachers and paraprofessionals, who work  
32 within the selected municipalities shall be eligible to apply for any  
33 housing services and incentives that are provided under the educator  
34 housing pilot program.

35 (e) The Office of Policy and Management shall require  
36 municipalities that are selected for participation in the educator  
37 housing pilot program to provide updates on their progress in the  
38 pilot program. The Office of Policy and Management shall submit a  
39 report, in accordance with the provisions of section 11-4a of the general  
40 statutes, to the joint standing committee of the General Assembly  
41 having cognizance of matters related to housing not later than January  
42 1, 2021, concerning the status of the pilot program. Such report shall  
43 include, but not be limited to, an evaluation of the results of the pilot  
44 program and any findings and recommendations with regard to future

45 implementation of similar programs in other municipalities.

46 (f) The Office of Policy and Management shall fund the pilot  
47 program within available resources.

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

**Statement of Legislative Commissioners:**

Throughout Section 1, references to "teacher" were changed to "educator" for consistency.

**HSG**      *Joint Favorable Subst.*

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:**

Agency Affected	Fund-Effect	FY 20 \$	FY 21 \$
Policy & Mgmt., Off.	GF - Cost	20,374	40,747
State Comptroller - Fringe Benefits <sup>1</sup>	GF - Cost	8,392	16,784

Note: GF=General Fund

**Municipal Impact:** None

**Explanation**

The bill results in a total annualized cost of \$57,531 for the Office of Policy and Management to hire a part-time Planning Analyst to administer a teacher housing pilot program. This cost includes \$40,747 in wages and \$16,784 in fringe benefits. Due to the timing of the hiring process, it is anticipated that the full cost of the bill may not be realized until FY 21.

**The Out Years**

The annualized ongoing fiscal impact identified above would continue into the future subject to inflation.

<sup>1</sup>The fringe benefit costs for most state employees are budgeted centrally in accounts administered by the Comptroller. The estimated active employee fringe benefit cost associated with most personnel changes is 41.19% of payroll in FY 20 and FY 21.

**OLR Bill Analysis**

**sHB 7226**

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**SUMMARY**

The Office of Legislative Research does not analyze Special Acts.

**COMMITTEE ACTION**

Housing Committee

Joint Favorable Substitute

Yea 13 Nay 1 (03/07/2019)