



General Assembly

**Substitute Bill No. 6632**

January Session, 2023



**AN ACT CONCERNING AFFORDABLE HOMEOWNERSHIP OPPORTUNITIES.**

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

1 Section 1. Section 8-64a of the general statutes is repealed and the  
2 following is substituted in lieu thereof (*Effective October 1, 2023*):

3 No housing authority that receives or has received any state financial  
4 assistance may sell, lease, transfer or destroy, or contract to sell, lease,  
5 transfer or destroy, any housing project or portion thereof in any case  
6 where such project or portion thereof would no longer be available for  
7 the purpose of low or moderate income rental housing as a result of such  
8 sale, lease, transfer or destruction, except the Commissioner of Housing  
9 may grant written approval for the sale, lease, transfer or destruction of  
10 a housing project if the commissioner finds, after a public hearing, that  
11 (1) the sale, lease, transfer or destruction is in the best interest of the state  
12 and the municipality in which the project is located, (2) an adequate  
13 supply of low or moderate income rental housing exists in the  
14 municipality in which the project is located, (3) the housing authority  
15 has developed a plan for the sale, lease, transfer or destruction of such  
16 project in consultation with the residents of such project and  
17 representatives of the municipality in which such project is situated and  
18 has made adequate provision for [said] such residents' and

19 representatives' participation in such plan, which plan may include the  
20 construction of affordable housing that is owner-occupied single-family  
21 or multifamily housing to replace existing housing units at a ratio of not  
22 less than one-to-one, and (4) any person who is displaced as a result of  
23 the sale, lease, transfer or destruction will (A) be relocated to a  
24 comparable dwelling unit of public or subsidized housing in the same  
25 municipality, [or will] (B) receive a tenant-based rental subsidy and will  
26 receive relocation assistance under chapter 135, or (C) be relocated to a  
27 housing unit within a single-family or multifamily residence that is  
28 affordable housing in the same municipality. The commissioner shall  
29 consider the extent to which the housing units that are to be sold, leased,  
30 transferred or destroyed will be replaced with housing that is affordable  
31 to households with incomes below twenty-five per cent of the area  
32 median income and to households with incomes below fifty per cent of  
33 the area median income, in ways that may include, but need not be  
34 limited to, newly constructed housing, rehabilitation of housing that is  
35 abandoned or has been vacant for at least one year, or new federal, state  
36 or local tenant-based or project-based rental subsidies. The  
37 commissioner shall give the residents of the housing project or portion  
38 thereof that is to be sold, leased, transferred or destroyed written notice  
39 of [said] such public hearing by first class mail not less than ninety days  
40 before the date of the hearing. [Said] Such written approval shall contain  
41 a statement of facts supporting the findings of the commissioner. This  
42 section shall not apply to the sale, lease, transfer or destruction of a  
43 housing project pursuant to the terms of any contract entered into before  
44 June 3, 1988. The commissioner shall not impose a one-for-one  
45 replacement requirement on King Court in East Hartford. This section  
46 shall not apply to phase I of Father Panik Village in Bridgeport, Elm  
47 Haven in New Haven, Pequonnock Gardens Project in Bridgeport,  
48 Evergreen Apartments in Bridgeport, Quinnipiac Terrace/Riverview in  
49 New Haven, Dutch Point in Hartford, William V. Begg Apartments in  
50 Waterbury, Southfield Village in Stamford, Marina Village in  
51 Bridgeport and, upon approval by the United States Department of  
52 Housing and Urban Development of a HOPE VI revitalization  
53 application and a revitalization plan that includes at least the one-for-

54 one replacement of low and moderate income units, Fairfield Court in  
55 Stamford.

This act shall take effect as follows and shall amend the following sections:		
Section 1	<i>October 1, 2023</i>	8-64a

**HSG**      *Joint Favorable Subst.*