



General Assembly

January Session, 2023

Raised Bill No. 6632

LCO No. 3950



Referred to Committee on HOUSING

Introduced by:
(HSG)

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 Section 8-64a of the general statutes is repealed and the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, and (4) any person who is
20 displaced as a result of the sale, lease, transfer or destruction (A) will be
21 relocated to a comparable dwelling unit of public or subsidized housing
22 in the same municipality, [or] (B) will receive a tenant-based rental
23 subsidy and will receive relocation assistance under chapter 135, or (C)
24 will have the opportunity to purchase an affordable single-family or
25 multifamily residence in the same municipality. The commissioner shall
26 consider the extent to which the housing units that are to be sold, leased,
27 transferred or destroyed will be replaced with housing that is affordable
28 to households with incomes below twenty-five per cent of the area
29 median income and to households with incomes below fifty per cent of
30 the area median income, in ways that may include, but need not be
31 limited to, newly constructed housing, rehabilitation of housing that is
32 abandoned or has been vacant for at least one year, or new federal, state
33 or local tenant-based or project-based rental subsidies. The
34 commissioner shall give the residents of the housing project or portion
35 thereof that is to be sold, leased, transferred or destroyed written notice
36 of [said] such public hearing by first class mail not less than ninety days
37 before the date of the hearing. [Said] Such written approval shall contain
38 a statement of facts supporting the findings of the commissioner. This
39 section shall not apply to the sale, lease, transfer or destruction of a
40 housing project pursuant to the terms of any contract entered into before
41 June 3, 1988. The commissioner shall not impose a one-for-one
42 replacement requirement on King Court in East Hartford. This section
43 shall not apply to phase I of Father Panik Village in Bridgeport, Elm
44 Haven in New Haven, Pequonnock Gardens Project in Bridgeport,
45 Evergreen Apartments in Bridgeport, Quinnipiac Terrace/Riverview in
46 New Haven, Dutch Point in Hartford, William V. Begg Apartments in
47 Waterbury, Southfield Village in Stamford, Marina Village in
48 Bridgeport and, upon approval by the United States Department of
49 Housing and Urban Development of a HOPE VI revitalization
50 application and a revitalization plan that includes at least the one-for-

51 one replacement of low and moderate income units, Fairfield Court in
52 Stamford.

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

Statement of Purpose:

To allow the Commissioner of Housing to consider affordable homeownership opportunities as an exemption from the prohibition against selling, demolishing or otherwise disposing of housing authority projects.

[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.]