



General Assembly

Substitute Bill No. 7067

January Session, 2019



AN ACT CONCERNING HOUSING AUTHORITY JURISDICTION.

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

1 Section 1. Section 8-39 of the general statutes is repealed and the
2 following is substituted in lieu thereof (*Effective October 1, 2019*):

3 The following terms, wherever used or referred to in this chapter,
4 [shall] have the following respective meanings, unless a different
5 meaning clearly appears from the context:

6 (a) "Area of operation" [includes the municipality in which a
7 housing authority is created under the provisions of this chapter and
8 may include a neighboring municipality, provided the governing body
9 of such neighboring municipality agrees by proper resolution to the
10 extension of the area of operation to include such neighboring
11 municipality] means a municipal area of operation and, if adopted by a
12 housing authority, includes an expanded area of operation.

13 (b) "Authority" or "housing authority" means any of the public
14 corporations created by section 8-40, as amended by this act, and the
15 Connecticut Housing Authority when exercising the rights, powers,
16 duties or privileges of, or subject to the immunities or limitations of,
17 housing authorities pursuant to section 8-121.

18 (c) "Bonds" means any bonds, including refunding bonds, notes,
19 interim certificates, debentures or other obligations issued by the

20 authority pursuant to this chapter.

21 (d) "Clerk" means the clerk of the particular city, borough or town
22 for which a particular housing authority is created.

23 (e) "Eligible developer" or "developer" means (1) a nonprofit
24 corporation; (2) any business corporation incorporated pursuant to
25 chapter 601 or any predecessor statutes thereto, having as one of its
26 purposes the construction, rehabilitation, ownership or operation of
27 housing, and having articles of incorporation approved by the
28 commissioner in accordance with regulations adopted pursuant to
29 section 8-79a or 8-84; (3) any partnership, limited partnership, joint
30 venture, trust, limited liability company or association having as one of
31 its purposes the construction, rehabilitation, ownership or operation of
32 housing, and having basic documents of organization approved by the
33 commissioner in accordance with regulations adopted pursuant to
34 section 8-79a or 8-84; (4) a housing authority; (5) a family or person
35 approved by the commissioner as qualified to own, construct,
36 rehabilitate, manage and maintain housing under a mortgage loan
37 made or insured under an agreement entered into pursuant to the
38 provisions of this chapter; or (6) a municipal developer.

39 (f) "Expanded area of operation" means an area designated by the
40 Department of Housing pursuant to section 8-348 as a high or very
41 high opportunity census tract, provided any part of such census tract is
42 located within thirty miles of the municipality in which the housing
43 authority is located.

44 [(e)] (g) "Families of low income" means families who lack the
45 amount of income which is necessary, as determined by the authority
46 undertaking the housing project, to enable them, without financial
47 assistance, to live in decent, safe and sanitary dwellings, without
48 overcrowding.

49 [(f)] (h) "Families of low and moderate income" means families who
50 lack the amount of income which is necessary, as determined by the

51 Commissioner of Housing, to enable them to rent or purchase
52 moderate cost housing without financial assistance as provided by this
53 part and parts II and III of this chapter.

54 (i) "Family" means a household consisting of one or more persons.

55 ~~[(g)]~~ (j) "Federal government" includes the United States of America,
56 the federal emergency administration of public works or any other
57 agency or instrumentality, corporate or otherwise, of the United States
58 of America.

59 ~~[(h)]~~ (k) "Governing body" means, for towns having a town council,
60 the council; for other towns, the selectmen; for cities, the common
61 council or other similar body of officials; and for boroughs, the warden
62 and burgesses.

63 ~~[(i)]~~ (l) "Housing project" means any work or undertaking (1) to
64 demolish, clear or remove buildings from any slum area, which work
65 or undertaking may embrace the adaptation of such area to public
66 purposes, including parks or other recreational or community
67 purposes; or (2) to provide decent, safe and sanitary urban or rural
68 dwellings, apartments or other living accommodations for families of
69 low or moderate income, which work or undertaking may include
70 buildings, land, equipment, facilities and other real or personal
71 property for necessary, convenient or desirable appurtenances, streets,
72 sewers, water service, parks, site preparation, gardening,
73 administrative, community, recreational, commercial or welfare
74 purposes and may include the acquisition and rehabilitation of existing
75 dwelling units or structures to be used for moderate or low rental
76 units; or (3) to accomplish a combination of the foregoing. The term
77 "housing project" also may be applied to the planning of the buildings
78 and improvements, the acquisition of property, the demolition of
79 existing structures, the construction, reconstruction, alteration and
80 repair of the improvements and all other work in connection therewith
81 and may include the reconstruction, rehabilitation, alteration, or major
82 repair of existing buildings or improvements which were undertaken

83 pursuant to parts II and VI of this chapter.

84 [(j)] (m) "Mayor" means, for cities, the mayor and, for boroughs, the
85 warden.

86 [(k)] (n) "Moderate rental" means a rental which, as determined by
87 an authority with the concurrence of the Commissioner of Housing, is
88 below the level at which private enterprise is currently building a
89 needed volume of safe and sanitary dwellings for rental in the locality
90 involved; and "moderate rental housing project" means a housing
91 project, receiving state aid in the form of loans or grants, for families
92 unable to pay more than moderate rental. Such project may include the
93 reconstruction, rehabilitation, alteration, or major repair of existing
94 buildings or improvements which were undertaken pursuant to parts
95 II or VI of this chapter.

96 (o) "Mortgage" means a mortgage deed, deed of trust, or other
97 instrument which shall constitute a lien, whether first or second, on
98 real estate or on a leasehold under a lease having a remaining term, at
99 the time such mortgage is acquired, which does not expire for at least
100 that number of years beyond the maturity date of the obligation
101 secured by such mortgage as is equal to the number of years remaining
102 until the maturity date of such obligation.

103 (p) "Municipal area of operation" includes the municipality in which
104 a housing authority is created under the provisions of this chapter, and
105 may include a neighboring municipality, as provided in section 8-40,
106 as amended by this act.

107 (q) "Municipal developer" means a municipality which has not
108 declared by resolution a need for a housing authority pursuant to
109 section 8-40, as amended by this act, acting by and through its
110 legislative body, except that in any town in which a town meeting or
111 representative town meeting is the legislative body, "municipal
112 developer" means the board of selectmen if such board is authorized to
113 act as the municipal developer by the town meeting or representative

114 town meeting.

115 [(l)] (r) "Municipality" means any city, borough or town. "The
116 municipality" means the particular municipality for which a particular
117 housing authority is created.

118 (s) "Nonprofit corporation" means a nonprofit corporation
119 incorporated pursuant to chapter 602 or any predecessor statutes
120 thereto, having as one of its purposes the construction, rehabilitation,
121 ownership or operation of housing and having articles of incorporation
122 approved by the Commissioner of Housing in accordance with
123 regulations adopted pursuant to section 8-79a or 8-84.

124 [(m)] (t) "Obligee of the authority" or "obligee" includes any
125 bondholder, trustee or trustees for any bondholders, or lessor
126 demising to the authority property used in connection with a housing
127 project, or any assignee or assignees of such lessor's interest or any
128 part thereof, and the state or federal government when it is a party to
129 any contract with the authority.

130 [(n)] (u) "Real property" includes all lands, including improvements
131 and fixtures thereon, and property of any nature appurtenant thereto,
132 or used in connection therewith, and every estate, interest and right,
133 legal or equitable, therein, including terms for years and liens by way
134 of judgment, mortgage or otherwise and the indebtedness secured by
135 such liens.

136 [(o)] (v) "Rent" means the entire amount paid to an authority for any
137 dwelling unit.

138 [(p)] (w) "Shelter rent" means rent less any charges made by an
139 authority for water, heat, gas and electricity.

140 [(q)] (x) "Slum" means any area where dwellings predominate
141 which, by reason of dilapidation, overcrowding, faulty arrangement or
142 design, lack of ventilation, light or sanitary facilities, or any
143 combination of these factors, are detrimental to safety, health and

144 morals.

145 [(r)] (y) "State public body" means any city, borough, town,
146 municipal corporation, district or other subdivision of the state.

147 [(s)] (z) "Veteran" has the meaning assigned by section 27-103 and
148 includes any officer of the United States Public Health Service detailed
149 by proper authority to duty with any of the armed forces and the
150 spouse or widow or widower of such veteran, provided such veteran
151 shall have served for a period of ninety days or more in time of war
152 after December 7, 1941, and shall have resided in this state at any time
153 continuously for two years.

154 [(t)] "Family" means a household consisting of one or more persons.

155 (u) "Eligible developer" or "developer" means (1) a nonprofit
156 corporation; (2) any business corporation incorporated pursuant to
157 chapter 601 or any predecessor statutes thereto, having as one of its
158 purposes the construction, rehabilitation, ownership or operation of
159 housing, and having articles of incorporation approved by the
160 commissioner in accordance with regulations adopted pursuant to
161 section 8-79a or 8-84; (3) any partnership, limited partnership, joint
162 venture, trust, limited liability company or association having as one of
163 its purposes the construction, rehabilitation, ownership or operation of
164 housing, and having basic documents of organization approved by the
165 commissioner in accordance with regulations adopted pursuant to
166 section 8-79a or 8-84; (4) a housing authority; (5) a family or person
167 approved by the commissioner as qualified to own, construct,
168 rehabilitate, manage and maintain housing under a mortgage loan
169 made or insured under an agreement entered into pursuant to the
170 provisions of this chapter; or (6) a municipal developer.

171 (v) "Mortgage" means a mortgage deed, deed of trust, or other
172 instrument which shall constitute a lien, whether first or second, on
173 real estate or on a leasehold under a lease having a remaining term, at
174 the time such mortgage is acquired, which does not expire for at least

175 that number of years beyond the maturity date of the obligation
176 secured by such mortgage as is equal to the number of years remaining
177 until the maturity date of such obligation.

178 (w) "Nonprofit corporation" means a nonprofit corporation
179 incorporated pursuant to chapter 602 or any predecessor statutes
180 thereto, having as one of its purposes the construction, rehabilitation,
181 ownership or operation of housing and having articles of incorporation
182 approved by the Commissioner of Housing in accordance with
183 regulations adopted pursuant to section 8-79a or 8-84.

184 (x) "Municipal developer" means a municipality, as defined in
185 subsection (l) of this section, which has not declared by resolution a
186 need for a housing authority pursuant to section 8-40, acting by and
187 through its legislative body, except that in any town in which a town
188 meeting or representative town meeting is the legislative body,
189 "municipal developer" means the board of selectmen if such board is
190 authorized to act as the municipal developer by the town meeting or
191 representative town meeting.]

192 Sec. 2. Section 8-40 of the general statutes is repealed and the
193 following is substituted in lieu thereof (*Effective October 1, 2019*):

194 (a) In each municipality of the state there is created a public body
195 corporate and politic to be known as the "housing authority" of the
196 municipality; provided such authority shall not transact any business
197 or exercise its powers [hereunder] under this section until the
198 governing body of the municipality by resolution declares that there is
199 need for a housing authority in the municipality, provided it shall find
200 (1) that insanitary or unsafe inhabited dwelling accommodations exist
201 in the municipality or (2) that there is a shortage of safe or sanitary
202 dwelling accommodations in the municipality available to families of
203 low income at rentals they can afford, or (3) that there is a shortage of
204 safe or sanitary dwelling accommodations in the municipality
205 available to families of moderate income at rentals they can afford. In
206 determining whether dwelling accommodations are unsafe or

207 insanitary, [said] such governing body may take into consideration the
208 degree of overcrowding, the percentage of land coverage, the light, air,
209 space and access available to the inhabitants of such dwelling
210 accommodations, the size and arrangement of the rooms, the sanitary
211 facilities and the extent to which conditions exist in such buildings
212 which endanger life or property by fire or other causes.

213 (b) The governing bodies of two or more municipalities may create a
214 regional housing authority, which shall have all the powers, duties and
215 responsibilities conferred upon housing authorities by this chapter and
216 chapter 130. The area of operation of such authority shall include the
217 municipalities for which such authority is created, provided, in the
218 case of a municipal area of operation that includes a neighboring
219 municipality, the neighboring municipality agrees by proper
220 resolution to the expansion of the area of operation to include such
221 neighboring municipality. Such authority shall act through a board of
222 commissioners composed of two representatives from each
223 municipality appointed for terms of four years in the manner provided
224 in section 8-41.

225 (c) Any housing authority may adopt an expanded area of
226 operation.

227 Sec. 3. Section 8-44b of the general statutes is repealed and the
228 following is substituted in lieu thereof (*Effective October 1, 2019*):

229 (a) Any housing authority created by section 8-40, as amended by
230 this act, shall have the power to establish and maintain a housing
231 authority police force, [the] except that no housing authority shall have
232 the power to establish or maintain a housing authority police force in
233 an expanded area of operation. The members of [which] any such
234 police force shall be employees of such housing authority and shall be
235 known as housing authority police officers. Housing authority police
236 officers shall be appointed by the local board, agency or person
237 empowered to appoint municipal police officers, subject to approval of
238 the housing authority. The requirements for appointment as a police

239 officer in the municipality in which the housing authority is located,
240 except for age and physical qualifications, shall be mandatory for
241 housing authority police officers in such municipality. No person shall
242 be appointed to such housing authority police force unless [he] such
243 person has been awarded a certificate attesting to [his] such person's
244 successful completion of an approved municipal police basic training
245 program, as provided in section 7-294e. The initial appointment shall
246 be for a probationary term upon completion of which the appointing
247 authority may promote such probationary officers to permanent status;
248 provided such promotion shall be in accordance with procedures
249 applicable to municipal police officers in the municipality and shall be
250 made subject to the approval of the housing authority. Housing
251 authority police officers shall have and exercise the powers and
252 authority conferred upon municipal police officers and shall be subject
253 to the ultimate supervision and control of the chief of police of the
254 municipality in which the housing authority operates.

255 (b) Notwithstanding the provisions of subsection (a) of this section,
256 any housing authority police force which existed prior to October 1,
257 1970, pursuant to Title 1 of Public Law 89-754, 80 Stat. 1255, the
258 Demonstration Cities and Metropolitan Development Act of 1966, and
259 which, for any reason, does not constitute a housing authority police
260 force pursuant to subsection (a) of this section, shall constitute a
261 housing authority police force pursuant to this subsection and the
262 members of such police [forces] force may exercise the powers granted
263 to such members pursuant to this subsection. The members of such
264 police force may act, at the expense of the municipality, as special
265 police officers upon property owned or managed by any housing
266 authority. Such special police officers: (1) May arrest, without previous
267 complaint and warrant, any person for any offense in their jurisdiction,
268 when such person is taken or apprehended in the act or on the speedy
269 information of others; (2) when in the immediate pursuit of one who
270 may be arrested under the provisions of this subsection, may pursue
271 such offender outside of their jurisdiction into any part of the
272 municipality to effect an arrest; (3) shall be peace officers, as defined in

273 subdivision (9) of section 53a-3; (4) shall have the authority to serve
274 criminal process within their jurisdiction; (5) shall, when on duty, wear
275 a uniform, distinct in color from that worn by the police officers of the
276 municipality; (6) shall, when on duty, wear in plain view a shield,
277 distinct in shape from that worn by the police officers of the
278 municipality which shall bear the words "special police"; (7) shall
279 complete a forty-hour basic training program provided by the
280 municipality within one hundred eighty days of June 27, 1983; and (8)
281 shall take an oath of office.

282 Sec. 4. Section 8-50 of the general statutes is repealed and the
283 following is substituted in lieu thereof (*Effective October 1, 2019*):

284 An authority shall have the right to acquire by the exercise of the
285 power of eminent domain any real property which it deems necessary
286 for its purposes under this chapter, provided such real property is not
287 located in an expanded area of operation, after the adoption by [it]
288 such authority of a resolution declaring that the acquisition of such
289 real property described [therein] in such resolution is necessary for
290 such purposes. An authority, in its own name and at its own expense
291 and cost, may prefer a petition and exercise the power of eminent
292 domain in the manner provided in section 48-12 and acts
293 supplementary thereto, except that a housing authority's power of
294 eminent domain shall not extend to an expanded area of operation.
295 Property already devoted to a public use may be acquired, provided
296 no real property belonging to the municipality, the state or any
297 political subdivision thereof may be acquired without its consent.

298 Sec. 5. Section 8-389 of the general statutes is repealed and the
299 following is substituted in lieu thereof (*Effective October 1, 2019*):

300 Upon the incorporation of a successfully negotiated regional fair
301 housing compact into a regional plan of conservation and
302 development by a regional planning agency pursuant to section 8-386,
303 the Commissioner of Housing and the Connecticut Housing Authority
304 may give priority to any application for financial or technical

305 assistance made by a municipality, housing authority or eligible
306 developer as defined in [subsection (u) of] section 8-39, as amended by
307 this act, in connection with any project located in a municipality which
308 has approved the regional fair housing compact pursuant to section 8-
309 386.

310 Sec. 6. Subsection (i) of section 12-631 of the general statutes is
311 repealed and the following is substituted in lieu thereof (*Effective*
312 *October 1, 2019*):

313 (i) "Families of low and moderate income" means families meeting
314 the criteria for designation as families of low and moderate income
315 established by the Commissioner of Housing pursuant to subsection
316 [(f)] (h) of section 8-39, as amended by this act.

317 Sec. 7. Section 8-113a of the general statutes is repealed and the
318 following is substituted in lieu thereof (*Effective October 1, 2019*):

319 The following terms, wherever used or referred to in this part,
320 [shall] have the following respective meanings, unless a different
321 meaning clearly appears from the context:

322 (a) "Authority" or "housing authority" means any of the public
323 corporations created by section 8-40, as amended by this act.

324 [(b) "Municipality" means any city, borough or town. "The
325 municipality" means the particular municipality for which a particular
326 housing authority is created.

327 (c) "Governing body" means, for towns having a town council, the
328 council; for other towns, the selectmen; for cities, the common council
329 or other similar body of officials; and for boroughs, the warden and
330 burgesses.

331 (d) "Mayor" means, for cities, the mayor, and, for boroughs, the
332 warden. "Clerk" means the clerk of the particular city, borough or town
333 for which a particular housing authority is created.

334 (e) "Area of operation" shall include the municipality in which a
335 housing authority is created under the provisions of this chapter, and
336 may include a neighboring municipality, provided the governing body
337 of such neighboring municipality shall agree by proper resolution to
338 the extension of the area of operation to include such neighboring
339 municipality.]

340 (b) "Bonds" means any bonds, notes, interim certificates, certificates
341 of indebtedness, debentures or other obligations issued by the
342 authority pursuant to this chapter.

343 (c) "Elderly persons" means persons sixty-two years of age and over
344 who lack the amount of income which is necessary, as determined by
345 the authority or nonprofit corporation, subject to approval by the
346 Commissioner of Housing, to enable them to live in decent, safe and
347 sanitary dwellings without financial assistance as provided under this
348 part, or persons who have been certified by the Social Security Board
349 as being totally disabled under the federal Social Security Act or
350 certified by any other federal board or agency as being totally disabled.

351 (d) "Housing partnership" means any partnership, limited
352 partnership, joint venture, trust or association consisting of (1) a
353 housing authority, a nonprofit corporation or both, and (2) (A) a
354 business corporation incorporated pursuant to chapter 601 or any
355 predecessor statutes thereto, having as one of its purposes the
356 construction, rehabilitation, ownership or operation of housing, and
357 having articles of incorporation approved by the commissioner in
358 accordance with regulations adopted pursuant to section 8-79a or 8-84,
359 (B) a for-profit partnership, limited partnership, joint venture, trust,
360 limited liability company or association having as one of its purposes
361 the construction, rehabilitation, ownership or operation of housing,
362 and having basic documents of organization approved by the
363 commissioner in accordance with regulations adopted pursuant to
364 section 8-79a or 8-84, or (C) any combination of the entities included
365 under subparagraphs (A) and (B) of this subdivision.

366 [(f)] (e) "Housing project" means any work or undertaking (1) to
367 demolish, clear or remove buildings from any slum area, which work
368 or undertaking may embrace the adaptation of such area to public
369 purposes, including parks or other recreational or community
370 purposes; (2) to provide decent, safe and sanitary urban or rural
371 dwellings, apartments or other living accommodations for elderly
372 persons, which work or undertaking may include buildings, land,
373 equipment, facilities and other real or personal property for necessary,
374 convenient or desirable appurtenances, streets, sewers, water service,
375 parks, site preparation, gardening, administrative, community,
376 recreational or welfare purposes; (3) to provide a continuum of
377 housing comprising independent living accommodations, residential
378 care, intermediate housing facilities and skilled nursing care and
379 facilities with ready access to medical and hospital services; or (4) to
380 accomplish a combination of the foregoing. The term "housing project"
381 also may be applied to the planning of the buildings and
382 improvements, the acquisition of property, the demolition of existing
383 structures, the construction, reconstruction, alteration and repair of the
384 improvements and all other work in connection therewith.

385 [(g)] "Bonds" means any bonds, notes, interim certificates, certificates
386 of indebtedness, debentures or other obligations issued by the
387 authority pursuant to this chapter.

388 (h) "Real property" shall include all lands, including improvements
389 and fixtures thereon, and property of any nature appurtenant thereto,
390 or used in connection therewith, and every estate, interest and right,
391 legal or equitable, therein, including terms for years and liens by way
392 of judgment, mortgage or otherwise and the indebtedness secured by
393 such liens.

394 (i) "Obligee of the authority" or "obligee" shall include any
395 bondholder, trustee or trustees for any bondholders, or lessor
396 demising to the authority property used in connection with a housing
397 project, or any assignee or assignees of such lessor's interest or any
398 part thereof, and the state government when it is a party to any

399 contract with the authority.

400 (j) "State public body" means any city, borough, town, municipal
401 corporation, district or other subdivision of the state.]

402 [(k)] (f) "Rent" means the entire amount paid to a local authority,
403 nonprofit corporation or housing partnership for any dwelling unit.

404 [(l)] (g) "Shelter rent" means ["rent" as defined herein] rent, less any
405 charges made by a local authority, nonprofit corporation or housing
406 partnership for water, heat, gas, electricity and sewer use charges.

407 [(m) "Elderly persons" means persons sixty-two years of age and
408 over who lack the amount of income which is necessary, as determined
409 by the authority or nonprofit corporation, subject to approval by the
410 Commissioner of Housing, to enable them to live in decent, safe and
411 sanitary dwellings without financial assistance as provided under this
412 part, or persons who have been certified by the Social Security Board
413 as being totally disabled under the federal Social Security Act or
414 certified by any other federal board or agency as being totally disabled.

415 (n) "Housing partnership" means any partnership, limited
416 partnership, joint venture, trust or association consisting of (1) a
417 housing authority, a nonprofit corporation or both and (2) (A) a
418 business corporation incorporated pursuant to chapter 601 or any
419 predecessor statutes thereto, having as one of its purposes the
420 construction, rehabilitation, ownership or operation of housing, and
421 having articles of incorporation approved by the commissioner in
422 accordance with regulations adopted pursuant to section 8-79a or 8-84,
423 (B) a for-profit partnership, limited partnership, joint venture, trust,
424 limited liability company or association having as one of its purposes
425 the construction, rehabilitation, ownership or operation of housing,
426 and having basic documents of organization approved by the
427 commissioner in accordance with regulations adopted pursuant to
428 section 8-79a or 8-84 or (C) any combination of the entities included
429 under subparagraphs (A) and (B) of this subdivision.]

430 Sec. 8. Subsection (a) of section 8-116c of the general statutes is
431 repealed and the following is substituted in lieu thereof (*Effective*
432 *October 1, 2019*):

433 (a) An elderly person [, as defined in subsection (m) of section 8-
434 113a,] shall not be eligible to move into a housing project [, as defined
435 in subsection (f) of section 8-113a,] if the person (1) is currently using
436 illegal drugs, (2) is currently abusing alcohol and has a recent history
437 of disruptive or dangerous behavior and whose tenancy (A) would
438 constitute a direct threat to the health or safety of another individual or
439 (B) would result in substantial physical damage to the property of
440 another, (3) has a recent history of disruptive or dangerous behavior
441 and whose tenancy (A) would constitute a direct threat to the health
442 and safety of another individual or (B) would result in substantial
443 physical damage to the property of another, or (4) was convicted of the
444 illegal sale or possession of a controlled substance, as defined in
445 section 21a-240, within the prior twenty-four-month period.

446 Sec. 9. Section 8-116d of the general statutes is repealed and the
447 following is substituted in lieu thereof (*Effective October 1, 2019*):

448 Any elderly person [, as defined in subsection (m) of section 8-113a,]
449 who applies for and is accepted for admission to a housing project
450 pursuant to this part or part VII of this chapter or pursuant to any
451 other state or federal housing assistance program may terminate the
452 lease or rental agreement for the dwelling unit that he or she occupies
453 at the time of such acceptance, without the penalty or liability for the
454 remaining term of the lease or rental agreement, upon giving thirty
455 days' written notice to the landlord of such dwelling unit.

456 Sec. 10. Section 8-119h of the general statutes is repealed and the
457 following is substituted in lieu thereof (*Effective October 1, 2019*):

458 Upon preliminary approval by the State Bond Commission
459 pursuant to the provisions of section 3-20, the state, acting by and
460 through the Commissioner of Housing, may enter into a contract or

461 contracts with an authority, a municipal developer, a nonprofit
462 corporation or a housing partnership for state financial assistance for a
463 congregate housing project, in the form of capital grants, interim loans,
464 permanent loans, deferred loans or any combination thereof for
465 application to the development cost of such project or projects. A
466 contract with an authority, a municipal developer, a nonprofit
467 corporation or a housing partnership may provide that in the case of
468 any loan made in conjunction with any housing assistance funds
469 provided by an agency of the United States government, if such
470 housing assistance funds terminate prior to complete repayment of a
471 loan made pursuant to this section, the remaining balance of such loan
472 may be converted to a capital grant or decreased loan. Any such state
473 assistance contract with an authority, a municipal developer, a
474 nonprofit corporation or a housing partnership for a capital grant or
475 loan entered into prior to the time housing assistance funds became
476 available from an agency of the United States government, may, upon
477 the mutual consent of the commissioner and the authority, municipal
478 developer, nonprofit corporation or housing partnership, be
479 renegotiated to provide for a loan or increased loan in the place of a
480 capital grant or loan or a part thereof, consistent with the above
481 conditions. Such capital grants or loans shall be in an amount not in
482 excess of the development cost of the project or projects, including, in
483 the case of grants or loans financed from the proceeds of the state's
484 general obligation bonds issued pursuant to any authorization,
485 allocation or approval of the State Bond Commission made prior to
486 July 1, 1990, administrative or other cost or expense to be incurred by
487 the state in connection therewith, as approved by said commissioner.
488 In anticipation of final payment of such capital grants or loans, the
489 state, acting by and through said commissioner and in accordance with
490 such contract, may make temporary advances to the authority,
491 municipal developer, nonprofit corporation or housing partnership for
492 preliminary planning expense or other development cost of such
493 project or projects. Any loan provided pursuant to this section shall
494 bear interest at a rate to be determined in accordance with subsection
495 (t) of section 3-20. Any such authority, municipal developer, nonprofit

496 corporation or housing partnership may, subject to the approval of the
 497 Commissioner of Housing, contract with any other person approved
 498 by the Commissioner of Housing for the operation of a project
 499 undertaken pursuant to this part. As used in this section, "housing
 500 partnership" has the same meaning as provided in [subsection (n) of]
 501 section 8-113a, as amended by this act.

502 Sec. 11. Section 8-119l of the general statutes is repealed and the
 503 following is substituted in lieu thereof (*Effective October 1, 2019*):

504 The state, acting by and through the Commissioner of Housing,
 505 may enter into a contract or contracts with an authority, a municipal
 506 developer, a nonprofit corporation or a housing partnership for state
 507 financial assistance in the form of a grant-in-aid for an operating cost
 508 subsidy for state-financed congregate housing projects developed
 509 pursuant to this part. In calculating the amount of the grant-in-aid, the
 510 commissioner shall use adjusted gross income of tenants. As used in
 511 this section, "adjusted gross income" means annual aggregate income
 512 from all sources minus fifty per cent of all unreimbursable medical
 513 expenses. As used in this section, "housing partnership" has the same
 514 meaning as provided in [subsection (n) of] section 8-113a, as amended
 515 by this act.

This act shall take effect as follows and shall amend the following sections:		
Section 1	<i>October 1, 2019</i>	8-39
Sec. 2	<i>October 1, 2019</i>	8-40
Sec. 3	<i>October 1, 2019</i>	8-44b
Sec. 4	<i>October 1, 2019</i>	8-50
Sec. 5	<i>October 1, 2019</i>	8-389
Sec. 6	<i>October 1, 2019</i>	12-631(i)
Sec. 7	<i>October 1, 2019</i>	8-113a
Sec. 8	<i>October 1, 2019</i>	8-116c(a)
Sec. 9	<i>October 1, 2019</i>	8-116d
Sec. 10	<i>October 1, 2019</i>	8-119h
Sec. 11	<i>October 1, 2019</i>	8-119l

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