

Act Number	Session	Bill Number	Total Number of Committee Pages	Total Number of House Pages	Total Number of Senate Pages
PA 71-75		5121	4	1	2
<u>Committee Pages:</u> <ul style="list-style-type: none"> <i>State and Urban Development 181-182</i> <i>State and Urban Development 188-189</i> 				<u>House Pages:</u> <ul style="list-style-type: none"> <i>1081(Consent)</i> 	<u>Senate Pages:</u> <ul style="list-style-type: none"> <i>947-948</i>

H-110

**CONNECTICUT
GENERAL ASSEMBLY
HOUSE**

**PROCEEDINGS
1971**

**VOL. 14
PART 3
974-1450**

Calendar business, the Clerk has called the Consent Calendar, the Chair recognized the gentleman from the 114th.

MR. PRETE (114th):

Mr. Speaker, I move the acceptance of the Joint Committees' Favorable Reports and the passage of the following items on the Consent Calendar in accordance with our Rule No. 48.

THE SPEAKER:

Please proceed.

MR. PRETE (114th):

Calendar No. 163, H.B. No. 5675, File No. 139, An Act Concerning the Sale of the Military Department Garage in Southington to the Town of Southington; Calendar No. 178, House Joint Resolution No. 0040, File No. 143, Resolution Concerning the Official state Plan of Conservation and Development; and Calendar No. 179, H.B. No. 5121, File No. 142, An Act Concerning the Expansion of Housing Resources for Low and Moderate Income Persons and Families.

THE SPEAKER:

Ladies and Gentlemen, we've reached the Calendar portion of business. I'd encourage the members and our many guests in the gallery to give their attention to Rep. Prete who has the floor. We are conducting the business of the state, we are enacting legislation and it's difficult to do so under the present circumstances. So I'd implore you to give your attention and I'd encourage the people in the gallery also to give their attention to the proceedings. You've heard the motion from the gentleman from the 114th.

Is there any representative who individually objects to considering any of these items for passage now? If not, the question is on acceptance of the Joint Committees' favorable reports and passage of the bills. All those in favor indicate by saying aye. Those opposed? The bills are PASSED.

S-77

**CONNECTICUT
GENERAL ASSEMBLY**

SENATE

PROCEEDINGS

1971

VOL. 14

PART 2

474-956

April 7, 1971

16.

the Office of Planning to consider certain factors of the environment in that study. And supports their work in this area. I move acceptance of the Resolution.

THE CHAIR:

Will you remark further? Question is on the adoption of the Resolution. If not all those in favor signify by saying aye. AYE. Opposed nay? The ayes have it. The resolution is carried.

THE CLERK:

Third item on page 3. Cal. No. 174, File 142 Favorable Report of the Joint Standing Committee on State and Urban Development on H.B. 5121 An Act Concerning the Expansion of Housing Resources for Low and Moderate Income Persons and Families.

THE CHAIR:

Senator Lieberman.

SENATOR LIEBERMAN:

Mr. President, I move acceptance of the Joint Committee's Favorable Report and passage of the bill.

THE CHAIR:

Will you remark?

SENATOR LIEBERMAN:

Mr. President, this is a bill that could be of some importance to cities and towns throughout the state of Connecticut. Although it makes a very small change in the existing law. This has to do with statute concerning the Housing Site Development Agency. Currently housing site development agencies are limited in their work to areas that are classified as either open,

April 7, 1971

17.5.

predominately open or undeveloped. In many cities particularly throughout the state there aren't really very many pieces of land that fall in those categories. And so what this bill would do would be to extend the authority of Housing Site Development Agencies to go into areas consisting of blighted or deteriorated structures. Basically this would give Housing Site Development agencies the same jurisdiction that urban renewal agencies now have under existing law. I think it is an important piece of legislation and I move its adoption.

THE CHAIR:

The question is on passage of the bill. Will you remark further? If not all those in favor of passage of the bill signify by saying aye. AYE. Opposed nay. The ayes have it. The bill is passed.

THE CLERK:

Fourth item on page 3, Cal. No. 175, File, No. 139 Favorable Report of the Joint Standing Committee on Public Personnel and Military Affairs, H.B. 5675 The Sale of the Military Department Garage in Southington to The Town of Southington.

THE CHAIR:

Senator Dinielli.

SENATOR DINIELLI:

Mr. Chairman, I recommend the adoption of the joint committee's favorable report and passage of the bill.

THE CHAIR:

Will you remark?

SENATOR DINIELLI:

Mr. Chairman, while this may appear to be a gift to the town of

**JOINT
STANDING
COMMITTEE
HEARINGS**

**STATE
AND
URBAN
DEVELOPMENT**

**PART 1
1-275**

**1971
Index**

STATE AND COMMUNITY DEVELOPMENT

WEDNESDAY

MARCH 3, 1971

officials. This is just a small step, we feel, in the right direction. We're not, as I'm sure you can appreciate, able today to assign specific dollar amounts. That awaits further evaluation of the entire State system's fiscal picture, but we hope that you will bear in mind our feeling in this area, and take our goal into consideration when deliberating on this very important topic. Thank you.

Representative Tudan: Representative Ajello, what we're primarily concerned with, and I'm sure you're aware of this fact as well, that this is a Statement of Purpose bill.

Representative Ajello: Yes, that's true...

Representative Tudan: Can you get the Bill to us?

Representative Ajello: Yes, we're in the processing of drafting it. The only real hold-up is the dollar amount. If the committee prefers, we can certainly present the bulk of it without setting a specific dollar amount, but...

Representative Tudan: We'd appreciate that. It would give us that much to work with...

Representative Ajello: I'll check on its whereabouts this afternoon and try to get it to you.

Representative Tudan: Thank you. Any questions? Fine, House Bill 5121, AN ACT CONCERNING THE EXPANSION OF HOUSING RESOURCES FOR LOW AND MODERATE INCOME PERSONS AND FAMILIES.

Mr. Joseph Bober: My name is Joseph Bober from Bridgeport, Connecticut. I'm a member of the Bridgeport Housing Site Development Agency. I'm interested in this Bill because at the present time housing sites development agencies are limited to development of predominately open land, and as you know, those of you who live in cities, that land of this nature is very hard to come by. The open or predominantly open land is either a rock pile or a swamp. This would give us some of the authority that the redevelopment agency has now. We could then put together a site for housing for moderate income families.

Representative Tudan: Not audible

Mr. Bober: We had a parcel of land. It consisted of approximately 20 acres, composed primarily of junk yards, some small factories and two large open air theatres. When it comes to the public hearing, the question of the open air theatres is predominately open land, was raised. It was the opinion of the committee...there was some doubt in their mind that this could be considered open

STATE AND COMMUNITY DEVELOPMENT

WEDNESDAY

MARCH 3, 1971

or predominantly open land because they did have a structure on it, and I suppose there was a moving picture projectionist's booth, and they had a stand for refreshments. So if we could broaden the authority of the housing site development agencies to acquire this type of land, we could have done an excellent piece of work. The money was available, it was available, through the Department of Transportation for site acquisition. And of course, this severely limits housing site development agencies in cities. We have to go out of the city. Then again, you find another problem when you leave the immediate city neighborhood. You find a question of zoning and the type of structure you can put in. I would ask the committee to give some consideration to broadening the definition, so that we could acquire this type of property to build housing. Thank you.

Representative Tudan: Anyone else care to speak on 5121? If not, we'll declare the hearing closed. We'll proceed to 5126, which is another statement of purpose bill. Anyone care to speak on that? 5126. AUTHORIZATION TO MUNICIPAL HOUSING AUTHORITIES TO ENTER INTO LEASE ARRANGEMENTS IN OTHER MUNICIPALITIES.

Mary Brackett: I'm Mary Brackett from Wethersfield, representing the Wethersfield Equal Opportunity Council. We are in favor of the statement of purpose, at least, of house bill 5126. The leased housing program has worked well in Hartford. It enabled the Hartford Housing Authority to find decent housing for large families for which public housing was rarely available. But with private housing available in Hartford, the leasing to large families is becoming hard to find also. For the Housing Authority to lease housing in another town from a private landlord, this bill would increase the supply of houses available to the people who need it. The bill does not change the character or zone of a neighborhood. The private landlord enters into the contract voluntarily. The benefits to the public are immeasurable when a family is helped, and gets a new start and decent housing. Thank you.

Mr. Dan Sachs: My name is Dan Sachs from the New Haven Housing Authority. We approve in principal the Bill which would open up freedom of choice in the suburbs, as well as in the inner city. However, there is a legal problem with this Bill, mainly, that even if Connecticut were to pass this bill into law in Connecticut, we have to align with what the Federal Law says. Now, until 1970, the Federal Law said that the Section 23 Housing Program, would only apply in those towns where the governing body of that town approved the program. For a for-instance, if the Hartford Housing authority would intend to lease housing in Wethersfield, it wouldn't be able to do so unless the governing body, whether it's the Board of Selectmen or whatever, in Wethersfield approved the leasing of such property in

10
MP

STATE AND COMMUNITY DEVELOPMENT

WEDNESDAY

MARCH 3, 1971

the severe problems of the City, and it is very obvious that one of the basic problems is the treatment that low income and moderate price groups receive in lack of housing in suburbia. I think it's important to note that while most suburban towns have development commissions, and are very desirous of attracting industry and commercial establishments to their communities, they are apparently unwilling, in most places, to provide housing for the people that work for this industry. I think the problem is compounding itself. There seems to be a lack of interest on the part of suburbia, and the town fathers of the suburban towns, in the problems of the poor city. It is our belief, our very strong belief, that as the poor city goes, so goes suburbia. As we look around to towns that are specifically contiguous to Hartford, we find that there is little or no housing provided for in these various towns for low income and moderate income groups. I give support of this Bill with full understanding that with the passage of such a Bill, the suburban towns will come to realize that they will attract industry perhaps, and commercial establishments, if they are willing to provide housing for these people. Thank you very much.

Representative Tudan: Anyone else care to speak on this Bill?
Alright, we'll go back to 5121.

Catherine Reynolds: I'm Catherine Reynolds of West Hartford, representing the League of Women Voters of Connecticut, and I wish to speak in support of House Bill 5121, CONCERNING THE EXPANSION OF HOUSING RESOURCES FOR LOW AND MODERATE INCOME PERSONS AND FAMILIES. We are interested in this bill because of its approach to maintaining and increasing the supply of housing, particularly in the cities. House Bill 5121 allows a Housing Site Development Agency to go into a neighborhood which is not an urban renewal area and stop blight. It can rehabilitate or replace or have others rehabilitate or replace, deteriorated housing. This helps to maintain the neighborhoods. It removes or repairs buildings which are a safety hazard, because it is in these buildings that fires often start, that rapings occur, that dope traffic is carried out. It allows us to replace this with desperately needed, decent low and moderate income housing. We are aware of proposed legislation which would allow this type of action for predominately low and moderate income housing. It seems to us that in this year of fiscal austerity, we should focus on the most critical needs. We are concerned about the potential loss of rental housing when a Certificate of Occupancy program for all rental units (as proposed in House Bill 5108) is put into effect by a municipality. We favor this legislation because we feel it can work to increase the supply of decent housing. We know that there will be cases in which a landlord cannot or will not bring his units up to code but will instead abandon the building, or leave it unuseable. House Bill 5121 gives us a mechanism to return needed rental units to the

STATE AND COMMUNITY DEVELOPMENT

WEDNESDAY

MARCH 3, 1971

housing market. The League also supports Senate Bill 169.. this is just a few sentences..can I tell you what it means..

Representative Tudan: Senate Bill 169? Fine.

Mrs. Reynolds: Low and Moderate Income Housing. This allows the State to make Grants In Aid or advances in aid supplementary to other forms of assistance to the rehabilitator or builder so that units with more than 3 bedrooms can be rehabilitated or built. We are aware of the unmet need for housing for large families. It is not available because of the cost limits per unit set by current funding sources. A relatively small supplement would enable us to house these people adequately. We think that the bulk of these units would be provided through renovating large older homes in the cities. Thank you. I have copies of this here, which I gave to your clerk.

Representative Tudan: Any questions? Thank you. Anyone else on 5343? If not, we'll declare the hearing closed on that. 5640 AN ACT CONCERNING THE ESTABLISHMENT OF THE CAPITOL AREA HOUSING AUTHORITY.

Thomas Wraight: Mr. Chairman, members of the commission, my name is Thomas Wraight from Wethersfield. I'm here to speak in opposition to Bill 5640, AN ACT CONCERNING THE ESTABLISHMENT OF THE CAPITOL AREA HOUSING AUTHORITY. Wethersfield is among the towns included in the proposed Housing Authority District. I speak in opposition to this Bill not only from a specific standpoint, but from a general standpoint.

Representative Tudan: Mr. Wraight, are you a resident of Wethersfield?

Mr. Wraight: Yes, I'm the Deputy Mayor.

Representative Tudan: Are you speaking as Deputy Mayor, for the Council,...

Mr. Wraight: I'm speaking for a majority of the Council. Speaking in general opposition, since this represents a proliferation of the regional government approach, I think we have seen examples of regionalization which came to deprive and remove from the individual communities, their autonomy and their individual right to make their own decisions. We have in existence, a Capitol region of governments, a Capitol Region planning agency, all of which tend to attempt to impose upon the surrounding communities, things that they don't necessarily support...

Representative Tudan: Mr. Wraight, your town of Wethersfield belong to these two organizations?

Mr. Wraight: Yes.