



## **Emergency Generators in Certain Housing for the Elderly**

### **Brief Background on Legislation:**

In 2013, SB 79, An Act Concerning a Study of Emergency Power Needs in Housing for the Elderly was introduced and passed out of committee and in the Senate but was tabled on the House calendar. The initial language of the bill assigned the Department of Economic and Community Development to conduct the study.

The Office of Fiscal Analysis (OFA) noted that the bill would result in a cost of up to \$1.0 million in FY 14 requiring the Department of Economic and Community Development (DECD) to conduct a study on emergency power needs at all public and private elderly housing in the state. This estimate was based on a study conducted by the Connecticut Housing Finance Authority on the capital needs of the 14,000 units in the state-sponsored housing portfolio, which cost approximately \$1.0 million. In fiscal note for amendment LCO 7529, OFA required the Department of Housing (DOH), rather than the DECD, conduct the study outlined in the underlying bill as amended by Senate "A." This shifts the potential cost of the amended underlying bill from DECD to DOH. The amendment noted No Fiscal Impact.

Legislation approved by the 2016 Connecticut General Assembly, Public Act 16-3 (Sec. 176), directs the Commission on Women, Children and Seniors (CWCS) to "conduct a study of the need for emergency power generators at public housing for the elderly in the state." It is our hope that the Legislature will use this report when making its recommendations on safety for the older adult population.

### **Connecticut's Aging Demographic:**

Connecticut is a rapidly aging state, the 7<sup>th</sup> oldest in the nation. More than a third of the state's population is over the age of 50, and that proportion continues to rise. Between 2010 and 2040, Connecticut's population of people age 65 and older is projected to grow by 57%, as its population of people age 20 to 54 is projected to grow by less than 2%. And it is estimated that at least 20% of almost every town's population in the state will be 65 years of age or older by 2025, with some towns exceeding 40%. Connecticut also has the third-longest lived constituency, with an average life expectancy of 80.8 years for residents born in the state today.

### **Housing Inventory in Connecticut:**

According to the Department of Housing (DOH):

- There are approximately 6,300 units in the state's portfolio for elderly housing
- The units are located in approximately 220 project sites which are located in 92 municipalities in Connecticut.
  - Single Unit properties that contain 100+ units – only 1

- Multi-unit properties that contain 100+ units - 220 (~800 buildings), only 2 of which currently need an emergency generator (New London and Stamford – only 28 units)
- There are more than 200 “community rooms” or similar common areas in these multi-unit sites; some have generators for that common area, over time as work is done to those sites, generators are being added. (Numbers on how many or where are not readily available).

There are only 2 high rise structures in the state’s elderly housing portfolio – in New London (130 units at GW Carver) and Stamford (28 units at The Atlantic<sup>ik</sup>). A high rise is defined as 3 stories or more. Both of those are in various stages of redevelopment, and are anticipated to have generators (for the building, not each unit) added as part of the redevelopment work.

There are approximately 112 Housing Authorities in Connecticut, in municipalities. Not all have elderly housing units in the state portfolio; approximately one-third of them have federally funded units. There are also units that are run by nonprofit organizations and for-profit businesses.

The State’s Housing for Elderly Persons program provides assistance to non-profit housing developers and public housing authorities to develop housing for elderly persons. The Department of Housing (DOH) issues grants and loans to develop such housing. The Connecticut Housing Finance Authority (CHFA) provides administrative oversight of the established programs. Rental Housing for the Elderly Programs provides eligible older adults and persons with disabilities with affordable housing. Eligibility requirements include:

- Must be at least 62 years of age or be certified as totally disabled by a federal board or agency.
- Must have incomes no greater than 80 percent of their area’s median income, which is adjusted for household size.

Applicants can be denied admission if they currently use illegal drugs, or currently abuse alcohol and have a recent history of disruptive or dangerous behavior. There are no asset limitations for this program.

Some communities participate in DOH’s Elderly Rental Assistance Payments program, which provides a rental subsidy to eligible residents. Participating municipalities include:

Ansonia	Coventry	Glastonbury	Mansfield
Ashford	Danbury	Greenwich	Marlborough
Berlin	Darien	Griswold	Meriden
Bethel	Deep River	Groton	Middlefield
Branford	Derby	Guilford	Middletown
Bridgeport	East Hampton	Hamden	Milford
Bristol	East Hartford	Hartford	Monroe
Brookfield	East Haven	Hebron	Montville
Canton	Ellington	Killingly	Morris
Cheshire	Enfield	Ledyard	Naugatuck
Clinton	Fairfield	Litchfield	New Britain
Colchester	Farmington	Manchester	Newington

New London	Preston	Stafford	Watertown
North Branford	Putnam	Stamford	Westbrook
North Canaan	Ridgefield	Stonington	West Hartford
North Haven	Rocky Hill	Stratford	Westport
Norwalk	Rockville	Suffield	Wethersfield
Norwich	Seymour	Thomaston	Willimantic
Old Lyme	Shelton	Thompson	Winchester
Oxford	Simsbury	Torrington	Windsor
Plainfield	Somers	Trumbull	Windsor Locks
Plainville	Southington	Voluntown	Woodstock
Plymouth	South Windsor	Wallingford	
Portland	Sprague	Waterbury	

The Connecticut Housing Finance Authority (CHFA) oversees rental housing developments in Connecticut that are subject to various compliance and reporting standards associated with their funding source. Originally administered by the Connecticut Department of Economic and Community Development (DECD), the Elderly Housing Program was designed to offer loans, deferred loans and/or grants to developers and owners of housing for the elderly and the disabled.

Recipients of funds under this program are required to regularly provide CHFA with documentation that demonstrates their compliance with specific financial, insurance, property, tenant and lease requirements. The Elderly Housing Program requires developments to maintain a Replacement, Maintenance, and Reserve Escrow Account at or above CHFA-specified minimum thresholds.

**Changing Weather Patterns:**

Weather patterns in Connecticut and throughout the Northeast are changing, and reflect the climate chaos occurring elsewhere. Since 2005, Connecticut has seen 20 hurricanes and tropical storms, with notable disruption and destruction from Hurricane Sandy in 2012, which brought widespread damage to the Connecticut shore and resulted in the deaths of four state residents, and Tropical Storm Irene in 2011, which caused 10 Connecticut deaths. These weather events, along with unprecedented flooding, freak snowstorms (including the October 2011 snowstorm that led to extended, week-long power outages across Connecticut), and even a few tornadoes, have caused major power outages.

The state’s increasingly aging population, combined with the changing climate patterns, means more people are potentially at risk during severe weather events, should there be long-lasting power outages. Thus the imperative to address these issues and their public health implications. A 2010 report by the Adaptation Subcommittee to the Governor’s Steering Committee on Climate Change indicated “Climate change will impact public health infrastructure including hospitals, health departments, emergency medical services, private practices and shelters, due to direct impacts from extreme weather events, and increased use of resources to treat and shelter victims.” The report also stressed that “Decreased air quality may increase the incidence of, and exacerbate existing respiratory ailments, and increased

extreme heat events will increase heat-induced ailments, especially in those populations who do not have the benefit of air conditioning.”

### **Costs of Installation of Generators:**

#### **Quote from Huntington Power**

##### *Assumptions:*

- 5000W per unit demand x 100 units = 500kW
- 50kW common area & elevator demand
- Total demand = 550kW, A minimum 600kW generator would be required to support this load
- Generator is external with sound attenuated weather enclosure with 24hr diesel belly tank.
- System Voltage is 120/208 3Ph, 4W
- Main Electrical Service is 3000 Amps requiring an Automatic Transfer Switch rated at 3000 Amps
- Generator location is approx. less than 50. feet from main switchgear inside building

##### *Basic Scope:*

- Supply Generac Model SD600 600kW Diesel Generator with 3000A ATS
- Install 600kW generator and 3000A ATS
- Prices includes concrete base, crane, rigging & equipment startup.
- Price does not include permit fees, taxes, engineering fees or requirements
- Budget \$250-300K per location.

#### **Quote from Tower Generator**

- The following information is based on a project for a 90 unit housing complex.
- 200kw diesel generator
- 1600 amp transfer switch
- Full installation including site work and permits
- Estimate \$120,000-\$130,000
- The system would operate for at least 24 hours on the fuel in the base tank.

### **Effect on Older Adults:**

In cases of widespread and long-lasting power outages, of the magnitude that Connecticut has experienced in recent years, or more catastrophic failures, older adults are particularly at risk for:

- Lack of clean water (in more rural areas);
- Lack of refrigeration, causing food spoilage;
- Severely cold indoor temperatures in winter and excessive heat in summer;
- Loss of communication if land lines are down and cell phones can't be charged;
- Loss of some medical supplies needing electricity, e.g., oxygen tanks;
- Inability to recharge wheelchairs;
- Inoperative assistive bed lifts;
- Increased danger of falls, because of dark interiors.

Additionally, individuals residing off-site who are responsible for dispensing medication to individuals residing in senior housing may be unable to provide that service due to the unavailability of transportation caused by a lack of electric power in the community.

### **Discussion and Analysis:**

The introduction of emergency generators at existing facilities in Connecticut is generally seen as both logistically challenging, if not utterly unworkable, as well as financially unaffordable and unsustainable. There is broader agreement on the goal of assuring the safety and well-being of residents of senior housing, and an array of suggestions are offered that, taken together, can help to achieve this important objective. These range from installing backup generators to provide a source of power for common areas to requiring coordination with relevant municipal officials to ensure awareness of the immediate medical needs of senior housing residents so that they can be addressed without delay in a power outage or similar acute situation.

In Connecticut, most elderly housing are 4-6-8 unit buildings, in clusters, single story. Because of that configuration, they are not easily conducive to installation of an emergency generator, because they are separate buildings and separate units – and in many instances, the person (or persons) in each unit has separate electric meters because they pay their own electric bills. That makes having one generator provide backup electric power to all senior housing individual units that much more complex, in terms of billing of costs, since it is not one but many individual units. The State DOH indicates that if senior housing was being built today, it would include a generator for the building, but that the state is not building elderly-only housing today – it is building mixed use affordable housing.

### **Community Expertise:**

#### **Scott Bertrand, Executive Director, Enfield Housing Authority**

Bertrand has said that while “installing stalling generators at senior developments is a noble idea” it comes at an extremely high cost. In legislative testimony in 2013, he indicated that for the Enfield Housing Authority, “it is estimated to cost a minimum of \$60,000 just to provide basic power to the community room spaces. It should be noted that community rooms are not adequate to be used as shelters nor is the housing authority equipped to provide shelter services. If emergency power is mandated to provide power to each apartment, the estimated cost skyrockets to over \$2.2 million. I believe the cost to provide emergency power to all such developments in Connecticut would well exceed \$50 Million.”

Bertrand indicated that if the State does not provide funding with a new requirement for emergency generators at senior housing, “the costs could cripple already cash strapped developments.” He said that an unfunded mandate would fall on senior housing residents, who “will ultimately pay the cost through the form of rent increases.”

#### **William Vasiliou, Executive Director, Middletown Housing Authority**

“Retrofitting existing facilities, many of which are garden style in design, with what would require huge capacity in a standby mode is simply not reasonable. Not only would it require capital improvement costs beyond most budgets but also require a fuel source not always readily available.” He described such a requirement as “impractical,” pointing out that in

Connecticut, “elderly housing neighborhoods must be self-sustaining and resources are not fungible. Therefore, any costs with such a mandate would be borne by an already financially burdened senior population.”

In addition to installation costs, the ongoing fuel and maintenance costs related to emergency generators to assure efficient operations and 24/7 readiness are also cited as financial factors that merit consideration, in the context of the overall costs related to the operation of senior housing facilities. Given the nature of the management of the facilities, which routinely does not include medically-trained personnel, situations in which staff would be asked to address medical needs related to power outages would be of concern because facilities would not have the know-how to respond effectively, some officials point out.

**Mag Morelli, President of LeadingAge Connecticut**

In legislative testimony in February 2017, LeadingAge, a membership association of 130 not-for-profit organizations representing the entire field of aging services, echoed those sentiments, expressing concern about the “fiscal impact of requiring the purchase of emergency power generators for public housing projects consisting of one hundred or more units.” She pointed out that “the cost of installing and maintaining a generator that provides limited power to a housing community is very high and is dependent on the size of the facility and the anticipated electrical load.” She estimated that the initial cost could run anywhere from \$50,000 to \$150,000 for a typical site of just 30 or 50 units, indicating that one of the organization’s members “installed a generator in a 40 unit community at a cost of approximately \$125,000 and that generator can provide power to the building systems, common areas and limited power to each unit.”

The organization’s preference, she explained, is for senior housing sites to “work with municipal agencies to plan for long term power outages.” She added that “it would be extremely helpful for the state to offer low cost loans or grants to housing providers who choose to install back-up generators as part of their plans.” She warned, however, that “mandating the purchase of generators without providing the funding for such purchases would be unachievable for many elderly housing communities.”

**Jeffrey Arn, Executive Director of the Vernon Housing Authority and President, Connecticut Chapter of the National Association of Housing & Redevelopment Officials (NAHRO).**

Arn testified at the State Capitol in 2013 and continues to maintain his view, both from the standpoint of his community and the statewide organization. CONN-NAHRO’s mission is to bring together state, local and national resources to accomplish the goal of preserving and creating safe, decent affordable and public housing.

Arn, while stating that the “well-meaning goal of providing generator power to the residents of our senior housing” was understandable, indicated that “the logistics and costs of such an effort are not practical or feasible,” explaining that “there are several obstacles that inhibit the practical installation of generators at our properties.”

Reasons cited include:

- Many of the state funded elderly developments are garden style units with individual electrical meters. This impedes the retrofit of generator power as generator power should be tied in downstream of the meters and this would require separate installations of the required switch gear at each individual meter.
- Many of the apartments were built with electric heat and hot water. This coupled with the lights, electric stoves, refrigerators and other electrical draws in each apartment creates the need for an extraordinary amount of power to be generated. This would necessitate the need for several large generators at each property.
- The practicalities of maintaining and fueling these generators on a regular basis and during an outage are beyond the capabilities of most housing authorities and would be an undue burden on already overstretched staffs and budgets.

By way of example, Arn indicated that these factors would combine at Vernon's Grove Court, which has 54 garden style apartments with 54 individual electric meters in seven buildings, would "conservatively cost approximately \$500,000," using "the most practical cost effective" approach.

He stressed that "the initial cost of these generators, the maintenance and fuel costs, could not be borne by a majority of the agencies that run these properties without funding from the State. He added that if the state were to fund these installations, "it could cost in upwards of \$100 million just for the initial systems."

Arn also has called for coordinating the use of existing municipal resources as the most likely and most cost effective way to ensure safety, describing it as "a more reasonable way to approach the situation. Many of us work closely with our local disaster planners to provide the services needed to our elderly residents when power outages occur and we have kept our tenants safe during recent extended power outages," he testified.

In addition to funding requirements, some of the related issues in regards to siting electric generators in existing senior housing facilities include the space requirements that would be needed for safe operation of a generator, which may not be available in tightly confined settings that currently exist in senior housing locations based on the footprint of existing structures.

**Neil J. Griffin, Jr., Executive Director of the Glastonbury Housing Authority**

Griffin agrees with Arn, saying that because most units are individually metered, and "you can't put a generator across multiple meters," it is not realistic. Griffin, a CONN-NAHRO Steering Committee member and Past President, adds that without a state subsidy if such a requirement to be mandated, since Housing Authorities have few options to generate revenue, it would likely drive up rents. He indicated that in the future, as substantial rehabilitation occurs at senior housing developments, that would be an appropriate time to evaluate the costs of adding a generator to the property. A generator in a common area, such as a community room, which could be used as "a temporary point of refuge" is more feasible, he points out, suggesting that in addition, residents could register with the town if there are special circumstances and the town can assist housing authorities in transporting those individuals to

an emergency shelter in instances of high medical need that require something beyond a community or common room if there is an outage for an extended period.

The physical configuration of buildings, as discussed by the local officials, and their age also impact the feasibility of adding a generator of sufficient capacity to serve even common areas in facilities. Those realities were underscored by individuals in leadership roles at housing agencies in Connecticut, in professional organizations in the field, and at the Connecticut office of the U.S. Department of Housing and Urban Development, through the expertise of Field Office Director Suzanne Piacentini.

**Cathy Branch Stebbins, CONN-NAHRO Executive Director**

Branch Stebbins points out that the properties are not sufficiently staffed – either in number or expertise - to attend to the medical needs of residents utilizing a range of electricity-dependent equipment, even were a generator used to maintain electric current, such as in a community or common room during a power outage. Even the refrigeration of medication could be problematic in extended outage situations, she explained. The staff of local housing authorities, limited in number, does not have the background to assure continuity of care for individual with medical needs that are often complex. The safest place for individuals to be if power is out for an extended period is with family or friends, or municipal shelters that possess individuals with the skills and resources to assist those with medical needs. “Why shelter in place with no resources?,” she asks. Even if generators were to be required – which is not financially or logistically feasible, she reiterated – it would fix some problems but create others.

She noted that private facilities, such as a range of assisted living locations throughout the state, often do have on-site generators for at least portions if not all of their facilities, but residents pay considerably more than the rental prices at local housing authority facilities.

Branch Stebbins also echoed the comments of the DOH’s Michael Santoro, that senior-only (age restricted) housing is not the current priority of the state agency. People with disabilities, of every age, present a range of different challenges outside those of the senior community.

As Arn suggested, Branch Stebbins indicated that housing authorities are making efforts to designate “one warm place” and as renovations occur are encouraged to consider the capacity of such a common room. She noted, however, that government funds are more often directed toward energy improvements rather than the purchase and maintenance of generators.

**Further Discussion:**

**The Connecticut State-Sponsored Housing Portfolio Capital Plan Report**

This report, prepared by Recap Real Estate Advisors and issued in March 2014, includes an Owner Questionnaire, administered between January and June 2013, which provided an opportunity for comment on “operational and programmatic challenges, latent opportunities, existing redevelopment or recapitalization ideas and stakeholders’ perspectives.” On the regulatory side, the report explained, nearly 37% of respondents provided one or more observations on the statutory and/or regulatory requirements that negatively impact their ability to efficiently and effectively administer their state-sponsored housing.

The most common response by far was related to mixing elderly and young disabled populations. Specific regulatory challenges which were referenced multiple times included “mixing of elderly and young disabled housing” and “state requirement of generator backup for elderly housing properties.” The report noted that “numerous respondents suggested discontinuing or limiting the mixing of elderly and disabled populations.” Moving forward with requirements for emergency generators at senior housing in Connecticut is complicated by the fact that much of that housing, particularly more recent housing, is not exclusive to seniors but also includes disabled individuals of varying ages.

The Connecticut State-Sponsored Housing Portfolio Capital Plan report also notes that “Given limited subsidy resources, the long-term sustainability of the portfolio depends in part on increasing the rental revenue paid by tenants,” and the report seeks to inform the public debate regarding the “necessary balance between sustainability and affordability in a resource constrained environment.” This underscores the potential implications of the costs associated with requiring backup power generators.

### **Town Responses to 2011 Storm**

The October 2011 snowstorm that knocked out electric power in much of Connecticut for, in some cases, more than a week, was the impetus for efforts in communities throughout the state to assess the needs of individuals in senior housing during an extended power outage. Among the communities that responded with the purchase of an emergency generator was Winsted, where a generator was donated to the 20-unit Susan M.B. Perry Senior Housing complex. Funds for the purchase were provided by the Community Foundation of Northwest Connecticut, the Winsted Health Center, and individual community members. The generator was expected to provide power to a common room, light hallways and stairwells, and keep the elevator running in the event of a power outage.

[<http://www.registercitizen.com/article/RC/20160111/NEWS/160119939>]

When the town of Preston, where some facilities lost power for five days in Hurricane Sandy, applied for community development block grant funding to purchase an emergency generator for the Lincoln Park senior housing complex in 2013, the town’s First Selectman estimated the cost at about \$100,000. The New London Day reported that First Selectman Robert Congdon indicated the town does not have the money to purchase and install a generator for the complex, which has 40 housing units (10 buildings with 4 units each) and a community center.

[<http://www.theday.com/article/20130104/NWS01/301049931>]

The town was unsuccessful in obtaining the funds, and the large generator was not installed, because local financial resources were not available. A smaller generator is on-site for the community room, and officials indicate now that in the event of a lengthy power outage, individuals in senior housing would likely need to relocate to alternate shelter. As the tenant representative described it, “if all else fails, we call 911 and they’ll take you to the hospital.”

In June 2016, 21 communities in Connecticut received state funding totaling \$13 million to improve their housing stock and infrastructure, through the federal government's Community Development Block Grant (CDBG) Small Cities program, which is administered by DOH with funding from the U.S. Department of Housing and Urban Development. Among the projects was funding for the town of Wallingford for improvements to McGuire Court, including

replacement of the community room generator. Upgrades to the emergency generator at Killingly's Maple Court, housing for older adults and adults with disabilities, and East Windsor's Park Hill Elderly Housing project were also among the projects.

In addition to funding requirements, some of the related issues in regards to siting electric generators in existing senior housing facilities include the space requirements that would be needed for safe operation of a generator, which may not be available in tightly confined settings that currently exist in senior housing locations based on the footprint of existing structures. The physical configuration of buildings and their age also impact the feasibility of adding a generator of sufficient capacity to serve even common areas in facilities. Those realities were underscored by individuals in leadership roles at housing agencies in Connecticut, in professional organizations in the field, and at the Connecticut office of the U.S. Department of Housing and Urban Development, through the expertise of Field Office Director Suzanne Piacentini.

### **Other State Legislation:**

#### **Rhode Island** - *State law SECTION 42-66.9-1 Housing for the Elderly – Emergency Generators*

“All housing for the elderly complexes, as defined in § 42-66.1-2, which are serviced by one or more elevators and/or electrically powered chair lifts, and which include more than one hundred (100) residential living units in a single building shall be equipped with emergency generators which shall provide sufficient power to provide emergency lighting to all common areas and a community room and power to operate the elevators and a refrigerator in a common area. Generator systems shall be in accordance with the national electric code and § 23-28.24-9.”

[<http://webservice.rilin.state.ri.us/Statutes/TITLE42/42-66.9/42-66.9-1.HTM>]

#### **Michigan** - *Public Health Code*

The State of Michigan, through the Department of Licensing and Regulatory Affairs (LARA) Bureau of Community and Health Systems Division of Adult Foster Care and Camps Licensing, provides a state license to “homes for the aged” (HFA) which are then required to provide supervisions, protection, room, board, and personal care for residents, who are age 60 and older. Emergency generators are required at such facilities consistent with state law:

*ACT 368 of 1978 - 333.21335 Requirement of emergency generator system in home for the aged.*

(1) Except as provided under subsection (2), a home for the aged seeking a license or a renewal of a license under this article shall have, at a minimum, an emergency generator system that during an interruption of the normal electrical supply is capable of both of the following:

(a) Providing not less than 4 hours of service.

(b) Generating enough power to provide lighting at all entrances and exits and to operate equipment to maintain fire detection, alarm, and extinguishing systems, telephone switchboards, heating plant controls, and other critical mechanical equipment essential to the safety and welfare of the residents, personnel, and visitors.

(2) A home for the aged that is licensed under this article on the effective date of the amendatory act that added this section is not required to comply with subsection (1) until that home for the aged undergoes any major building modification. As used in this section, “major building modification” means an alteration of walls that creates a new architectural configuration or revision to the mechanical or electrical systems that significantly revises the

design of the system or systems. Major building modification does not include normal building maintenance, repair, or replacement with equivalent components or a change in room function.

(3) A home for the aged that is exempt from compliance under subsection (2) shall notify the local medical control authority and the local law enforcement agency that it does not have an emergency generator on site. Until a home for the aged undergoes any major building modification as provided under subsection (2), a home for the aged that is exempt from compliance under subsection (2) shall file with the department a copy of the home for the aged's written policies and procedures and existing plans or agreements for emergency situations, including in the event of an interruption of the normal electrical supply.

(4) A home for the aged that fails to comply with this section is subject to a civil penalty of not more than \$2,000.00 for each violation. Each day a violation continues is a separate offense and shall be assessed a civil penalty of not less than \$500.00 for each day during which the failure continues.

History: Add. 2004, Act 397, Eff. Apr. 15, 2005

### **Pennsylvania**

The State Health Department has indicated that while the state does not mandate the use of emergency generators, facility operators are "required to meet residents' needs" when power outages occur. It has been noted that while emergency generators can provide power to elevators and hallway lights, "the biggest problem is the generators don't provide heat," as the operator of the Valley Housing Development Corp. described it; a particular challenge during outages in the winter months.

### **New Jersey – proposed legislation**

Legislation introduced in the 2016-17 state legislature by Sen. M. Teresa Ruiz (29<sup>th</sup> District) would create a program for "installing standby emergency power generators in new senior housing." The bill "creates a standard under the State Uniform Construction 39 Code for those newly-constructed residential multiple dwellings in which at least 90 percent of the units will be occupied by seniors, and for which an application for a construction permit has not been declared complete by the enforcing agency before the effective date of the bill, requiring such housing units or complexes to be equipped with a standby emergency power generator. Seniors are defined under the bill as persons age 62 or older. This population is at greater risk of health complications or death in conditions of power outages." Similar legislation was proposed in the 2014-15 session. The bill, introduced in February 2016, has not been scheduled for a public hearing by the Community and Urban Affairs Committee and has not advanced in the state legislature. [<http://www.njleg.state.nj.us/bills/bills0001.asp>]

### **Contact:**

For more information contact Christianne Kovel, CWCS Senior Policy Analyst – Aging, at [Christianne.Kovel@cga.ct.gov](mailto:Christianne.Kovel@cga.ct.gov)

Research provided by Express Strategies, Hartford.

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<sup>i</sup> Note about The Atlantic – the apartments are above retail space. It is not known if the retail business has a generator.

*Attachment: Connecticut Housing Authorities by Town - Source: State Department of Housing*

## *Connecticut Housing Authorities by Town*

<i>Housing Authority</i>	<i>Address</i>	<i>Telephone/Fax</i>	<i>Director</i>
<b><i>Ansonia</i></b> Ansonia Housing Authority	36 Main Street Ansonia CT 06401	203-736-8888 203-736-8833	James Finnucan
<b><i>Ashford</i></b> Ashford Housing Authority	49 Tremko Lane Ashford CT 06278	860-429-8556 860-487-4500	Jesse Abel
<b><i>Berlin</i></b> Berlin Housing Authority	250 Kensington Road Berlin CT 06037	860-828-4500 860-828-7574	Mary Cunningham
<b><i>Bethel</i></b> Bethel Housing Authority	25 Reynolds Ridge Bethel CT 06801	203-797-9909 203-797-0068	Jane Hall
<b><i>Bloomfield</i></b> Bloomfield Housing Authority	156 Bloomfield Avenue C/O Windsor HA Bloomfield CT 06095	860-285-8090 860-953-5763	Shelly McDougall
<b><i>Bolton</i></b> Bolton Housing Authority	222 Bolton Center Road Bolton CT 06043	860-649-8066 860-643-0021	Joyce Stille
<b><i>Branford</i></b> Branford Housing Authority	115 South Montowese Street Parkside Village I Branford CT 06405	860-828-0531 860-828-7816	Cheryl Daniw
<b><i>Bridgeport</i></b> Bridgeport Housing Authority	150 Highland Avenue Bridgeport CT 06604	203-337-8900 203-337-8830	Nicholas Calace

<i>Housing Authority</i>	<i>Address</i>	<i>Telephone/Fax</i>	<i>Director</i>
<b><i>Bristol</i></b> Bristol Housing Authority	164 Jerome Avenue Bristol CT 06010	860-582-6313 860-582-6033	Mitzy Rowe
<b><i>Brookfield</i></b> Brookfield Housing Authority	3 Brooks Quarry Road Brookfield CT 06804	203-775-1403 203-740-8714	Lorraine Seely
<b><i>Brooklyn</i></b> Brooklyn Housing Authority	31 Tiffany Street Suite A Brooklyn CT 06234	860-779-3339 860-779-7274	Linda LaFlamme
<b><i>Canton</i></b> Canton Housing Authority	21 Dowd Avenue Canton CT 06019	860-693-6464 860-693-1857	Joseph Murphy
<b><i>Cheshire</i></b> Cheshire Housing Authority	50 Rumberg Road Cheshire CT 06410	203-272-7511 203-271-1213	Vicky Bothroyd
<b><i>Clinton</i></b> Clinton Housing Authority	159 Glenwood Road Glen Haven Clinton CT 06413	860-669-6383 860-669-6383	Wilhelmina Watrous
<b><i>Colchester</i></b> Colchester Housing Authority	300 Lebanon Avenue Dublin Village Colchester CT 06415	860-537-5251 860-537-5856	Robert Gustafson
<b><i>Coventry</i></b> Coventry Housing Authority	1630 Main Street Orchard Hill Estates Coventry CT 06238	860-742-5518 860-742-5886	Laurie Pinkston
<b><i>Danbury</i></b> Danbury Housing Authority	2 Mill Ridge Road P.O. Box 86 Danbury CT 06813	203-744-2500 203-830-6175	Carolyn Sistrunk

<i>Housing Authority</i>	<i>Address</i>	<i>Telephone/Fax</i>	<i>Director</i>
<b><i>Darien</i></b> Darien Housing Authority	2 Renshaw Road Darien Town Hall Darien CT 06820	203-655-0866 203-656-1078	Kathryn Molgano
<b><i>Deep River</i></b> Deep River Housing Authority	60 Main Street Deep River CT 06417	860-526-5119 860-526-6023	Joann Hourigan
<b><i>Derby</i></b> Derby Housing Authority	45 Minerva Street P.O. Box 843 Derby CT 06418	203-735-6652 203-734-0204	Steven Nakano
<b><i>East Windsor</i></b> East Windsor Housing Authority	7 Park Hill I P.O. Box 451 East Windsor CT 06016	860-623-8467 860-623-8554	
<b><i>East Hampton</i></b> East Hampton Housing Authority	Gov. Bill O'Neill Drive Chatham Acres East Hampton CT 06424	860-267-8498 860-267-8498	Judie Bobbi
<b><i>East Hartford</i></b> East Hartford Housing Authority	546 Burnside Avenue East Hartford CT 06108	860-290-8301 860-290-8308	Bob Counihan
<b><i>East Haven</i></b> East Haven Housing Authority	250 Main Street East Haven CT 06512	203-468-3287 203-468-3372	
<b><i>Ellington</i></b> Ellington Housing Authority	20 Main Street P.O. Box 416 Ellington CT 06029	860-872-6923 860-872-6923	Theodore Yampanis

<i>Housing Authority</i>	<i>Address</i>	<i>Telephone/Fax</i>	<i>Director</i>
<b><i>Enfield</i></b> Enfield Housing Authority	17 Enfield Terrace Enfield CT 06082	860-745-7493 860-741-8439	Scott Bertrand
<b><i>Essex</i></b> Essex Housing Authority	16 Main Street Essex CT 06409	860-767-1250 860-528-2989	Sally Burwell
<b><i>Fairfield</i></b> Fairfield Housing Authority	15 Pine Tree Lane Fairfield CT 06825	203-366-6578 203-333-5330	Marilyn McNee
<b><i>Farmington</i></b> Farmington Housing Authority	One Montieith Drive Town Hall Farmington CT 06032	860-675-2390 860-675-2322	Nancy Parent
<b><i>Glastonbury</i></b> Glastonbury Housing Authority	25 Risley Road Glastonbury CT 06033	860-652-7568 860-652-7582	Neil Griffin
<b><i>Greenwich</i></b> Greenwich Housing Authority	249 Milbank Avenue Greenwich CT 06830	203-869-1138 203-869-2037	Anthony Johnson
<b><i>Griswold</i></b> Griswold Housing Authority	230 Taylor Hill Road P.O. Box 176 Griswold CT 06351	860-376-4516 860-376-4516	Paul Brycki
<b><i>Groton</i></b> Groton Housing Authority	770 Poquonnock Road Groton CT 06340	860-445-1596 860-449-9059	Therese Jourdan
<b><i>Guilford</i></b> Guilford Housing Authority	32 Guilford Court Guilford CT 06437	203-453-6262 203-453-6262	Betsy Sterzel

<i>Housing Authority</i>	<i>Address</i>	<i>Telephone/Fax</i>	<i>Director</i>
<b><i>Guilford</i></b> Guilford Housing Authority	41 Boston Terrace Guilford CT 06437	203-453-4760 203-453-4760	Angela Ross
<b><i>Hamden</i></b> Hamden Housing Authority	P.O. Box 185095 Hamden CT 06518	203-248-9036 203-248-5505	Hazelann Cook
<b><i>Hartford</i></b> Hartford Housing Authority	180 Overlook Terrace Hartford CT 06106	860-723-8400 860-723-8551	Alan Green
<b><i>Harwinton</i></b> Harwinton Housing Authority	21 Wintergreen Circle Harwinton CT 06791	860-485-1200 860-485-9200	Barbara Zimmerman
<b><i>Hebron</i></b> Hebron Housing Authority	14 Stonecroft Drive P.O. Box 487 Hebron CT 06405	860-828-0531 860-828-7816	Cheryl Daniw
<b><i>Killingly</i></b> Killingly Housing Authority	620 Upper Maple Street Killingly CT 06239	860-774-6067 860-774-6808	Carol Greene
<b><i>Ledyard</i></b> Ledyard Housing Authority	60 Kings Highway Ledyard CT 06335	860-464-7365 No Fax	Jane Christensen
<b><i>Litchfield</i></b> Litchfield Housing Authority	Wells Run P.O. Box 1400 Litchfield CT 06759	860-747-4000 860-747-2449	Donald Hill
<b><i>Manchester</i></b> Manchester Housing Authority	25 Bluefield Drive Manchester CT 06040	860-643-2163 860-643-2999	Chris White

<i>Housing Authority</i>	<i>Address</i>	<i>Telephone/Fax</i>	<i>Director</i>
<b><i>Mansfield</i></b> Mansfield Housing Authority	309 Maple Road Mansfield CT 06268	860-487-0693 860-429-6127	Rebecca Fields
<b><i>Meriden</i></b> Meriden Housing Authority	22 Church Street P.O. Box 911 Meriden CT 06451	203-235-0157 203-634-1971	Robert Cappelletti
<b><i>Middlefield</i></b> Middlefield Housing Authority	1 Sugarloaf Terrace Middlefield CT 06481	860-344-9933 860-344-9933	Brenda Cowett
<b><i>Middletown</i></b> Middletown Housing Authority	40 Broad Street Middletown CT 06457	860-346-8671 860-347-0534	William Vasiliou
<b><i>Milford</i></b> Milford Redevelopment and Housing Partnership	75 DeMaio Drive P.O. Box 291 Milford CT 06460	203-877-1779 203-874-6003	Anthony Vasiliou
<b><i>Monroe</i></b> Monroe Housing Authority	358 Wheeler Road Monroe CT 06468	203-261-7685 203-445-8529	Bonnie Schneider
<b><i>Montville</i></b> Montville Housing Authority	41 Miefski Drive P.O. Box 248 Montville CT 06382	860-848-1739 860-848-3269	Carol Lathrop
<b><i>Morris</i></b> Morris Housing Authority	109 East Street Morris CT 06763	860-567-5876 860-567-5876	Gina Docchio
<b><i>Naugatuck</i></b> Naugatuck Housing Authority	16 Ida Street Naugatuck CT 06770	203-729-8214 203-729-5181	Kevin Knowles

<i>Housing Authority</i>	<i>Address</i>	<i>Telephone/Fax</i>	<i>Director</i>
<b><i>New Britain</i></b> New Britain Housing Authority	16 Armistice Street New Britain CT 06053	860-225-3534 860-832-6079	Mary Royce
<b><i>New Canaan</i></b> New Canaan Housing Authority	57 Millport Avenue New Canaan CT 06840	203-324-2154 203-324-1187	Noel Cooke
<b><i>New Haven</i></b> New Haven Housing Authority	360 Orange Street P.O. Box 1912 New Haven CT 06511	203-498-8800 203-497-9033	Karen Dubois
<b><i>New London</i></b> New London Housing Authority	78 Walden Avenue New London CT 06320	860-443-2851 860-447-8879	Joseph Abrams
<b><i>Newington</i></b> Newington Housing Authority	131 Cedar Street c/o Town Hall Newington CT 06111	860-521-8396 860-521-8396	John Carragher
<b><i>North Branford</i></b> North Branford Housing Authority	167-A Branford Street North Branford CT 06471	860-828-0531 860-828-7816	Cheryl Daniw
<b><i>North Canaan</i></b> North Canaan Housing Authority	132 Quinn Street Baldwin Hall North Canaan CT 06018	860-824-0521 860-824-0521	Ashleigh Bergenty
<b><i>North Haven</i></b> North Haven Housing Authority	555 Pool Road North Haven CT 06473	203-239-2700 203-234-2410	Anne McKeon
<b><i>Norwalk</i></b> Norwalk Housing Authority	24 1/2 Monroe Street P.O. Box 508 Norwalk CT 06856	203-838-8471 203-838-6535	Curtis Law

<i>Housing Authority</i>	<i>Address</i>	<i>Telephone/Fax</i>	<i>Director</i>
<b><i>Norwich</i></b> Norwich Housing Authority	10 Westwood Park Norwich CT 06360	860-887-1605 860-889-3139	Charles Whitty
<b><i>Orange</i></b> Town of Orange	100 RedCedar Raod Silverbrook Estates Orange CT 06477	203-891-8295 203-891-8050	Sue Mauro
<b><i>Oxford</i></b> Oxford Housing Authority	100 Stakum Circle Crestview Ridge Oxford CT 06478	203-881-9555 203-881-9530	Pauline Bishop
<b><i>Plainfield</i></b> Plainfield Housing Authority	8 Community Avenue 41 Sunny Acres Plainfield CT 06354	860-564-3760 860-564-7927	Cheryl Bryer
<b><i>Plainville</i></b> Plainville Housing Authority	20 Stillwell Drive #7 Plainville CT 06062	860-747-5909 860-747-8306	Linda Dezenzo
<b><i>Plymouth</i></b> Plymouth Housing Authority	31 Gosinski Park Plymouth CT 06786	860-584-9355 No Fax	Marilyn Grodecki
<b><i>Portland</i></b> Portland Housing Authority	9 Chatham Court Portland CT 06480	860-342-1688 860-342-3961	Jacqueline Frazee
<b><i>Preston</i></b> Preston Housing Authority	11 Lincoln Park Road Extension Preston CT 06365	860-887-4865 860-887-4865	Carol Onderdonk
<b><i>Putnam</i></b> Putnam Housing Authority	123 Laconia Avenue Putnam CT 06260	860-963-6829 860-963-6832	Kathy Carter

<i>Housing Authority</i>	<i>Address</i>	<i>Telephone/Fax</i>	<i>Director</i>
<b><i>Ridgefield</i></b> Ridgefield Housing Authority	51 Prospect Ridge Ridgefield CT 06877	203-431-9943 203-431-4178	Diana Burgos
<b><i>Rocky Hill</i></b> Rocky Hill Housing Authority	36 Willow Road Rocky Hill CT 06067	860-563-7868 860-563-7868	Dolores Carotenuti
<b><i>Seymour</i></b> Seymour Housing Authority	28 Smith Street P.O. Box 191 Seymour CT 06483	203-888-4579 203-888-2096	David Keyser
<b><i>Sharon</i></b> Sharon Housing Authority	12 E Sharon Ridge Road Sharon CT 06069	860-364-1372 No Fax	Charles Snyder
<b><i>Shelton</i></b> Shelton Housing Authority	187 Meadow Street Sinsabough Heights Shelton CT 06484	203-924-2736 203-824-2736	Madlyn Mcgowan
<b><i>Simsbury</i></b> Simsbury Housing Authority	1600 Hopmeadow Street Simsbury CT 06070	860-658-1147 860-658-0579	Lorraine Cianfarani
<b><i>Somers</i></b> Somers Housing Authority	63 Battle Street Wood Crest Office Somers CT 06071	860-749-2471 860-749-2471	Anthony Pellegrino
<b><i>South Windsor</i></b> South Windsor Housing Authority	50 Elm Street South Windsor CT 06074	860-644-3082 860-648-9486	George Daniels, Jr.
<b><i>Southington</i></b> Southington Housing Authority	43 Academy Street Southington CT 06489	860-628-5200 860-628-4790	Stephen Palmieri

<i>Housing Authority</i>	<i>Address</i>	<i>Telephone/Fax</i>	<i>Director</i>
<b><i>Sprague</i></b> Sprague Housing Authority	19 Potash Hill Sprague CT 06330	860-822-6961 No Fax	Andre Trudelle
<b><i>Stafford</i></b> Stafford Housing Authority	91 West Street Stafford CT 06076	860-684-7505 860-684-5952	John Hurchala, Jr.
<b><i>Stamford</i></b> Stamford Housing Authority	22 Clinton Avenue Stamford CT 06904	203-977-1400 203-977-1419	Vincent Tufo
<b><i>Stonington</i></b> Stonington Housing Authority	45 Sisk Drive Stonington CT 06379	860-599-2600 860-599-8980	Dina Page
<b><i>Stratford</i></b> Stratford Housing Authority	295 Everett Street P.O. Box 668 Stratford CT 06615	203-375-4483 203-375-9449	Kevin Nelson
<b><i>Suffield</i></b> Suffield Housing Authority	81 Bridge Street P.O. Box 246 Suffield CT 06078	860-668-7613 No Fax	Debra Krut
<b><i>Thomaston</i></b> Thomaston Housing Authority	63 Green Manor Clare Hall Thomaston CT 06787	860-283-5174 860-283-5067	Francis Savage
<b><i>Thompson</i></b> Thompson Housing Authority	P.O. Box 98 Thompson CT 06255	860-923-9997 No Fax	Deborah Flanigan
<b><i>Tolland</i></b> Tolland Housing Authority	763 Tolland Stage Road Tolland CT 06084	860-871-1386 860-871-1386	Patricia Woods

<i>Housing Authority</i>	<i>Address</i>	<i>Telephone/Fax</i>	<i>Director</i>
<b><i>Torrington</i></b> Torrington Housing Authority	110 Prospect Street Torrington CT 06790	860-482-3581 860-482-5841	Claudia Sweeney
<b><i>Trumbull</i></b> Trumbull Housing Authority	200 Hedgehog Circle Trumbull CT 06611	203-261-5740 203-268-7870	Harold Wise
<b><i>Vernon</i></b> Vernon Housing Authority	21 Court Street P.O. Box 963 Vernon CT 06066	860-871-0886 860-875-9811	Jeffrey Arn
<b><i>Voluntown</i></b> Voluntown Housing Authority	239 Main Street Greenwood Manor Voluntown CT 06384	860-376-5169 860-376-5169	Wendy Vachon
<b><i>Wallingford</i></b> Wallingford Housing Authority	45 Tremper Drive P.O. Box 415 Wallingford CT 06492	203-269-5173 203-269-5150	Stephen Nere
<b><i>Waterbury</i></b> Waterbury Housing Authority	2 Lakewood Road Waterbury CT 06704	203-596-2640 203-596-4877	Ronald Dubuque
<b><i>Waterford</i></b> Waterford Housing Authority	15 Rope Ferry Road Town Hall Waterford CT 06385	860-596-4877 860-444-5879	Frank Hoagland
<b><i>Watertown</i></b> Watertown Housing Authority	1091 Buckingham Street Watertown CT 06795	860-274-0598 860-945-9731	Linda Evans

<i>Housing Authority</i>	<i>Address</i>	<i>Telephone/Fax</i>	<i>Director</i>
<b><i>West Hartford</i></b> West Hartford Housing Authority	80 Sheild Street West Hartford CT 06119	860-953-0002 860-953-5763	George Howell
<b><i>West Haven</i></b> West Haven Housing Authority	15 Glade Street West Haven CT 06516	203-934-8671 203-937-5788	Michael Siwek
<b><i>Westbrook</i></b> Westbrook Housing Authority	34 Worthington Westbrook CT 06405	860-828-0531 860-828-7816	Cheryl Daniw
<b><i>Westport</i></b> Westport Housing Authority	5 Canal Street Westport CT 06880	203-227-4672 203-227-9553	Carol Martin
<b><i>Wethersfield</i></b> Wethersfield Housing Authority	60 Lancaster Road Wethersfield CT 06109	860-529-2267 860-721-6626	Jane Rosendahl
<b><i>Willimantic</i></b> Willimantic Housing Authority	49 West Avenue P.O. Box 606 Willimantic CT 06226	860-456-1413 860-456-3356	Michael Westerfield
<b><i>Willington</i></b> Willington Housing Authority	40 Old Farms Road Willington CT 06279	860-487-3100 860-487-3106	Robin Campbell
<b><i>Windsor</i></b> Windsor Housing Authority	156 Bloomfield Avenue Windsor CT 06095	860-285-8090 860-688-7131	Sandra Desrosiers

<i>Housing Authority</i>	<i>Address</i>	<i>Telephone/Fax</i>	<i>Director</i>
<b><i>Windsor Locks</i></b> Windsor Locks Housing Authority	41 Oak Street Windsor Locks CT 06096	860-627-1455 860-292-5994	Jaime Mantie
<b><i>Winsted</i></b> Winchester Housing Authority	80 Chestnut Street Winsted CT 06098	860-379-4573 860-379-0430	Frederick Newman
<b><i>Wolcott</i></b> Wolcott Housing Authority	10 Kenea Avenue Wolcott Town Hall Wolcott CT 06716	203-879-8100 203-879-8105	Darlene Tynan
<b><i>Woodstock</i></b> Woodstock Housing Authority	415 Route 169 Woodstock Town Hall Woodstock CT 06281	860-928-2223 860-963-7557	