



General Assembly

January Session, 2003

Amendment

LCO No. 7498

SB0100407498SD0

Offered by:

SEN. COLEMAN, 2nd Dist.
REP. GREEN, 1st Dist.
SEN. DEFRONZO, 6th Dist.
SEN. LEBEAU, 3rd Dist.
SEN. MCDONALD, 27th Dist.

To: Subst. Senate Bill No. 1004

File No. 704

Cal. No. 454

"AN ACT CONCERNING THE REVITALIZATION AND REDEVELOPMENT OF CERTAIN HOUSING PROJECTS."

1 Strike everything after the enacting clause and insert the following
2 in lieu thereof:

3 "Section 1. (*Effective from passage*) As used in sections 1 to 3,
4 inclusive, of this act:

5 (1) "Commissioner" means the Commissioner of Economic and
6 Community Development.

7 (2) "Executive director" means the executive director of the
8 Connecticut Housing Finance Authority.

9 (3) "Housing revitalization plan" means a plan that (A) is developed
10 by the local housing authority in the city of New Britain, in

11 consultation with the residents of the housing developments, (B)
12 addresses the revitalization of one or more state-assisted housing
13 developments or a portion of one or more state-assisted housing
14 developments, originally built prior to 1970, which was developed by a
15 local housing authority pursuant to parts II and VI of chapter 128 of
16 the general statutes, and (C) describes the alternatives considered by
17 the local housing authority in planning for the future of the existing
18 housing development.

19 (4) "Local planning committee" means a committee appointed by the
20 chief elected official of the city of New Britain for the purpose of
21 developing a housing revitalization plan and that is comprised of
22 resident representatives of the development chosen by the residents,
23 representatives of the municipality in which the development is
24 located, local community leaders, including representatives of
25 business, labor, education and social services organizations,
26 representatives of the Department of Economic and Community
27 Development and the Connecticut Housing Finance Authority and the
28 chairpersons and ranking members of the select committee of the
29 General Assembly having cognizance of matters relating to housing.

30 (5) "Sponsor" means (A) a housing authority created pursuant to
31 section 8-40 of the general statutes; (B) a nonprofit corporation
32 incorporated pursuant to chapter 602 of the general statutes, having as
33 one of its purposes the construction, rehabilitation, ownership or
34 operation of housing; (C) any business corporation, incorporated
35 pursuant to chapter 601 of the general statutes, having as one of its
36 purposes the construction, rehabilitation, ownership or operation of
37 housing; (D) any limited liability company, partnership, limited
38 partnership, joint venture, sole proprietorship, trust or association
39 having as one of its purposes the construction, rehabilitation,
40 ownership or operation of housing; (E) a municipal developer; (F) any
41 combination of the entities in subparagraphs (A) to (E), inclusive, of
42 this subdivision.

43 (6) "Housing developments" means the state-assisted housing

44 developments in the city of New Britain known as Corbin Heights,
45 Corbin Heights Extension, Pinnacle Heights and Pinnacle Heights
46 Extension.

47 (7) "Project area" means the portion of the city of New Britain where
48 the housing developments are located.

49 (8) "Housing authority" means the housing authority of the city of
50 New Britain.

51 (9) "Housing costs" means the portion of rent, mortgage principal
52 and interest payments, estimated average heat and utilities costs,
53 homeowner's insurance and taxes paid by the renter or homeowner.

54 (10) "Nonreplacement units" means housing units created within the
55 project area other than replacement units.

56 (11) "Replacement units" means housing units created pursuant to
57 subdivisions (2), (3), (6) and (7) of subsection (b) of section 2 of this act.

58 Sec. 2. (*Effective from passage*) (a) The city of New Britain and the
59 housing authority of the city of New Britain, in cooperation with the
60 commissioner or the executive director, may revitalize the Corbin
61 Heights, Corbin Heights Extension, Pinnacle Heights and Pinnacle
62 Heights Extension housing developments only pursuant to a housing
63 revitalization plan and in accordance with sections 1 to 3, inclusive, of
64 this act. A housing revitalization plan created or amended on or after
65 January 1, 2002, by a local planning committee shall provide for the
66 rehabilitation, reconstruction or reconfiguration of a development and
67 may include the demolition of some or all of the existing buildings in a
68 development and the replacement of them with fewer units of newly
69 constructed or rehabilitated housing but shall provide for replacement
70 pursuant to subsection (b) of this section and shall be subject to chapter
71 135 of the general statutes. Such plan shall be implemented only if
72 sufficient funds are secured to initiate the project and an agreement to
73 assure compliance with subdivision (5) of subsection (b) of this section
74 has been made, provided that any requests for proposals for a sponsor

75 may be made prior to funds being secured.

76 (b) The city of New Britain, or its designated sponsor, shall assure
77 that the number of replacement units of assisted housing for low and
78 moderate income households, upon completion of the development
79 under the housing revitalization plan, is consistent with the provisions
80 of said plan. The replacement units may be in the form of new
81 construction, rehabilitation, renovation or housing pursuant to Section
82 8 of the United States Housing Act of 1937, as from time to time
83 amended, or state rental assistance program rent subsidies, or any
84 other assisted housing program, provided no rent subsidy shall
85 constitute a replacement unit unless it is a newly authorized voucher
86 from Section 8 of the United States Housing Act of 1937, as from time
87 to time amended, or certificate issued pursuant to section 17b-812 of
88 the general statutes, in addition to the number of such vouchers or
89 certificates authorized for the administering authority on the effective
90 date of this section. Nothing in this subsection shall be construed to
91 prohibit payments at the current market rate when vouchers issued
92 pursuant to Section 8 of the United States Housing Act of 1937, as from
93 time to time amended, are utilized, provided housing costs paid by the
94 occupants of replacement units do not exceed the amounts provided
95 for in this section. In addition to replacement units, nonreplacement
96 units may also be created within the project area. No rehabilitated or
97 renovated unit outside of the project area shall constitute a
98 replacement unit pursuant to this subsection, unless it has been vacant
99 for at least one year prior to such rehabilitation or renovation. Unit
100 replacement requirements shall be completed within the time frame
101 established in the revitalization plan and shall include all qualifying
102 units constructed from the inception of the local planning committee.
103 The selection of a sponsor by the commissioner or the executive
104 director, in consultation with the city of New Britain, to carry out all or
105 a portion of the provisions of section 3 of this act for a housing use
106 shall be made on a competitive basis. Any such proposal submitted for
107 competitive review shall include a resident involvement plan
108 indicating the extent to which residents will be involved in the

109 planning, review and implementation process for the construction,
110 lease or sale of the replacement units. The resident involvement plan
111 shall also include a provision for reasonable funding with which
112 tenants may obtain the services of professionals with expertise in
113 tenant outreach, training, housing policy and law, and organizing to
114 achieve such participation and protect the interests of such tenants
115 during the implementation plan. Upon completion of the development
116 area under the housing revitalization plan:

117 (1) Not less than two hundred seventy and not more than five
118 hundred fifty replacement units shall be within the existing project
119 area. Such units shall be rehabilitated or constructed over a period of
120 five years from the commencement of the development under the
121 housing revitalization plan.

122 (2) Not less than one hundred fifty replacement units within the
123 project area shall be sold or rented to persons whose incomes are
124 below sixty per cent of the area median income for the appropriate
125 family size. Housing costs for such units shall not exceed eighteen per
126 cent of the area median income for the appropriate family size.

127 (3) In addition to the replacement units provided in subdivision (2)
128 of this subsection, not less than one hundred twenty replacement units
129 within the project area shall be rented or sold to persons whose
130 incomes are below federal poverty level for the appropriate family
131 size. Such persons may receive certificates from the program
132 established pursuant to Section 8 of the United States Housing Act of
133 1937, as from time to time amended. Housing costs for such units shall
134 not exceed thirty per cent of the federal poverty level for the
135 appropriate family size.

136 (4) A number of replacement units may be located outside the
137 project area, which number shall not be less than the difference
138 between six hundred thirty-five and the number of replacement units
139 to be within the existing project area. Neither the Department of
140 Economic and Community Development nor the Connecticut Housing

141 Finance Authority shall be obligated to finance any units located
142 outside the existing project area.

143 (5) No fewer than twenty replacement units outside the project area
144 each year shall be developed until the requirements of this subsection
145 are fulfilled.

146 (6) Not less than ten of the replacement units constructed each year,
147 pursuant to subdivision (5) of this subsection, shall be rented or sold to
148 persons whose incomes are below sixty per cent of the area median
149 income for the appropriate family size. Housing costs for such units
150 shall not exceed eighteen per cent of the area median income for the
151 appropriate family size.

152 (7) Not less than ten of the replacement units constructed each year,
153 pursuant to subdivision (5) of this subsection, shall be rented or sold to
154 persons whose incomes are below the federal poverty level. Housing
155 costs for such units shall not exceed thirty per cent of the federal
156 poverty level for the appropriate family size.

157 (c) The housing authority shall hold a public hearing on the housing
158 revitalization plan. At least thirty days prior to the public hearing, said
159 housing authority shall provide a written notice to each household in
160 the development of the date, time and place of the public hearing. Such
161 notice shall inform each household that the housing revitalization plan
162 is on file and available for inspection at said housing authority's office.

163 (d) The commissioner and the executive director may provide
164 funds, for the purpose of this section, from bond funds authorized
165 prior to the effective date of this section, but not yet allocated,
166 provided such funds shall be used solely for capital costs and that
167 replacement units described in subdivision (1) of subsection (b) of this
168 section shall have priority in the award of funds.

169 Sec. 3. (*Effective from passage*) (a) (1) In compliance with the
170 provisions of sections 1 to 3, inclusive, of this act, the housing
171 authority may, pursuant to the final housing revitalization plan and

172 with the approval of the commissioner or the executive director sell,
173 lease or transfer, or take any combination of such actions, to a selected
174 sponsor, all or part of the premises and buildings comprising the
175 Corbin Heights, Corbin Heights Extension, Pinnacle Heights and
176 Pinnacle Heights Extension housing developments, for a housing use,
177 or (2) said housing authority may, pursuant to the housing
178 revitalization plan, sell, lease or transfer, or take any combination of
179 such actions with regard to a portion of the premises and buildings
180 comprising said housing developments, "as is" to the city of New
181 Britain, with the approval of the commissioner or the executive
182 director, or to an entity or entities designated and approved by the city
183 of New Britain, the commissioner or the executive director for such
184 alternative nonhousing uses as may be appropriate. As consideration
185 for any such sale, lease or transfer, or combination of such actions, the
186 state may cancel the outstanding notes and mortgages, including
187 principal, interest and late charges, owed by the housing authority to
188 the state with respect to said housing developments. The
189 commissioner or the executive director may also extend, renegotiate or
190 modify, in whole or in part, the outstanding notes and mortgages and
191 grants which are owed or provided to said housing authority with
192 respect to said housing developments and assign or transfer such
193 notes, mortgages and grants, in whole or in part, to another sponsor, if
194 such action by the commissioner or the executive director will assist in
195 the revitalization of housing on all or part of said housing
196 developments. The selection of a sponsor by the commissioner or the
197 executive director and the city of New Britain under subdivision (1) of
198 this subsection to carry out all or a portion of the provisions of this
199 section for a housing use shall be made on a competitive basis, from
200 proposals solicited and submitted before or after the effective date of
201 this section. Any proceeds from the sale of a housing development for
202 a nonhousing use under this subdivision shall be used solely for the
203 capital cost of the revitalization or redevelopment of the housing
204 planned at said development and shall be deemed to be part of the
205 state's contribution to the implementation of the housing revitalization
206 plan.

207 (b) The housing authority may participate as a partner with the
208 designated sponsor in any housing revitalization plan approved by the
209 commissioner or the executive director and may, if agreed to by the
210 sponsor and the housing authority, provide such functions as
211 maintenance, tenant selection, billing, payroll and other related
212 services. When the housing authority enters into such an agreement
213 with a sponsor, such services shall be provided by employees of the
214 housing authority.

215 (c) Eligible residents of the development shall have priority over
216 other families for the purchase or rental of available housing units. If
217 the number of eligible residents desiring to purchase or rent a housing
218 unit is greater than the number of housing units available, the housing
219 authority may devise an equitable system, by lottery or otherwise, for
220 determining which eligible residents shall be permitted to purchase or
221 rent. For purposes of this section, "eligible resident" means a family
222 residing in a housing development on or after January 1, 2002.

223 (d) The sale or rental of housing units under subsection (c) of this
224 section and subsection (b) of section 2 of this act to families of low and
225 moderate income shall be subject to deed restrictions approved by the
226 city of New Britain which shall require that, for thirty years:

227 (1) At the time of any subsequent purchase or rental of any such
228 housing units by new owners or tenant families, the incomes of
229 prospective owners or families and the housing costs shall be as
230 provided pursuant to subdivisions (2), (3), (6) and (7) of subsection (b)
231 of section 2 of this act; and

232 (2) The resale price of each housing unit shall be limited to its
233 original purchase price, adjusted for inflation and improvements to the
234 housing unit, as determined by the assessor of the city of New Britain.

235 (e) The housing authority and the sponsor, with assistance from the
236 Departments of Economic and Community Development and Social
237 Services, and the Connecticut Housing Finance Authority, shall
238 reasonably assist eligible residents to meet all qualifying conditions for

239 the purchase or rental of housing units under subsection (c) of this
240 section, including, but not limited to:

241 (1) Linking eligible residents to public or private mortgage and
242 down payment assistance programs;

243 (2) Providing eligible residents with or linking eligible residents to
244 state or federal rental assistance;

245 (3) Adjusting interest rates and minimum payment requirements in
246 programs operated by such entities so as to make installment
247 payments affordable to eligible residents who wish to rent or
248 purchasing; and

249 (4) Engaging in other reasonable actions to make it possible for
250 eligible residents to purchase or rent such housing units.

251 (f) Notwithstanding the provisions of chapters 59 and 60 of the
252 general statutes, the commissioner or the executive director may, from
253 the proceeds of any sale, lease or transfer, or any combination of such
254 actions, under subsection (b) of this section, within available
255 appropriations, do all things necessary to carry out the provisions of
256 this section, including, but not limited to:

257 (1) Securing federal funds or program participation;

258 (2) Providing for relocation assistance in accordance with the
259 Uniform Relocation Assistance Act and other applicable laws,
260 regarding the displacement of tenants; and

261 (3) Acting as an eligible developer, as defined in section 8-39 of the
262 general statutes, if necessary, in the event of a default.

263 Sec. 4. (*Effective from passage*) (a) For purposes of this section:

264 (1) "Commissioner" means the Commissioner of Economic and
265 Community Development.

266 (2) "Executive director" means the executive director of the

267 Connecticut Housing Finance Authority.

268 (3) "Housing revitalization plan" means a plan developed by a
269 housing authority in the city of Hartford, East Hartford or New
270 London, in consultation with the residents of the housing
271 developments, to address the revitalization of one or more state-
272 assisted housing developments or a portion of one or more state-
273 assisted housing developments, originally built prior to 1970, which
274 was developed by a local housing authority pursuant to parts II and VI
275 of chapter 128 of the general statutes. The plan shall describe the
276 alternatives considered by the housing authority in planning for the
277 future of the existing housing development.

278 (4) "Local planning committee" means a committee appointed by the
279 executive director of the housing authority of any of the cities listed in
280 subdivision (3) of this subsection for the purpose of developing a
281 housing revitalization plan.

282 (5) "Sponsor" means (A) a housing authority created pursuant to
283 section 8-40 of the general statutes; (B) a nonprofit corporation
284 incorporated pursuant to chapter 602 of the general statutes, having as
285 one of its purposes the construction, rehabilitation, ownership or
286 operation of housing; (C) any business corporation, incorporated
287 pursuant to chapter 601 of the general statutes, having as one of its
288 purposes the construction, rehabilitation, ownership or operation of
289 housing; (D) any limited liability company, partnership, limited
290 partnership, joint venture, sole proprietorship, trust or association
291 having as one of its purposes the construction, rehabilitation,
292 ownership or operation of housing; (E) a municipal developer; (F) any
293 combination of the entities in subparagraphs (A) to (E), inclusive, of
294 this subdivision.

295 (6) "Housing authority" means the housing authority of the city of
296 Hartford, East Hartford or New London.

297 (b) Any housing authority which wishes to make provision for the
298 revitalization of state moderate rental housing development

299 constructed pursuant to the provisions of part II of chapter 128 of the
300 general statutes may proceed in accordance with the provisions of this
301 section.

302 (c) The local planning committee shall be comprised of
303 representatives of (1) the housing authority; (2) each resident
304 association that represents residents of the development; (3) the
305 municipality in which the development is located; (4) the Department
306 of Economic and Community Development; (5) the Connecticut
307 Housing Finance Authority; (6) the employees of the housing
308 authority; (7) community groups involved in the provision or
309 maintenance of housing for very low-income households, including,
310 but not limited to, emergency shelters, legal services programs and
311 social services agencies which deal with housing problems; (8) such
312 other persons or community organizations, including local community
313 leaders and representatives of business, labor, education and other
314 social services agencies, as the executive director of the housing
315 authority deems desirable; and (9) the chairpersons and ranking
316 members of the select committee of the General Assembly having
317 cognizance of matters relating to housing, or their designees. Entities
318 shall be permitted to choose their own representatives to the local
319 planning committee. The executive director of the housing authority
320 shall designate the chairperson of said committee.

321 (d) The board of the housing authority shall assure that the tenants
322 of the housing development are able to fully participate in the
323 planning, review and implementation process. The authority shall
324 provide reasonable funding with which the tenants can obtain the
325 services of professionals with expertise in tenant outreach, training,
326 organizing, housing policy and law so as to promote the achievement
327 of genuine tenant participation and to protect the interests of the
328 tenants during the planning and implementation process. The
329 residents of the development shall create a committee to participate in
330 the revitalization process; and that committee shall select the
331 professional staff referred to in this subsection, shall have access to all
332 information concerning the revitalization process, and shall be

333 permitted to participate in all meetings concerning such process.

334 (e) The local planning committee shall prepare a housing
335 revitalization plan for the development for which revitalization is
336 sought. The committee shall hold at least one public hearing early in
337 the planning process, at least one public hearing after a preliminary
338 housing revitalization plan has been drafted, and at least one public
339 hearing on the final housing revitalization plan. Notice of each such
340 public hearing shall be mailed or delivered to each tenant association
341 representing tenants in the development and to each tenant household
342 in the development. In addition to any formal notice, each such public
343 hearing shall be publicized generally in the municipality through
344 posted notices at the development and through publicity both through
345 newspapers of general circulation in the municipality and to weekly
346 community newspapers. A record shall be kept of all comments
347 received at such hearings.

348 (f) A housing revitalization plan shall provide for the rehabilitation,
349 reconstruction or reconfiguration of a development. The plan shall
350 include an estimate of the cost of implementation and the projected
351 funding sources by which such cost shall be met. The plan shall state
352 whether its implementation requires the waiver of any existing statutes
353 or regulations and, if so, shall identify with specificity the general
354 statutes or regulations of Connecticut state agencies sought to be
355 waived, the extent to which waiver is necessary and the justification
356 for such waiver. A housing revitalization plan may include the
357 demolition of some or all of the existing buildings in the development
358 and may propose their replacement with fewer units of on-site and off-
359 site low and moderate income housing than were part of the original
360 moderate rental housing development. If said plan proposes such
361 reduced number of replacement units of low and moderate income
362 housing, the plan shall state explicitly why such a reduction in low and
363 moderate income housing units is necessary.

364 (g) Upon final approval of the housing revitalization plan by the
365 local housing authority, the plan shall be submitted to the Department

366 of Economic and Community Development, the Connecticut Housing
367 Finance Authority, and the select committee of the General Assembly
368 having cognizance of matters relating to housing. The plan shall be
369 accompanied by a copy or a summary of all comments received at
370 public hearings and an explanation of how the plan was modified, or
371 why it was not modified, in response to the comments.

372 Sec. 5. (*Effective from passage*) (a) As used in this section:

373 (1) "Commissioner" means the Commissioner of Economic and
374 Community Development.

375 (2) "Executive director" means the executive director of the
376 Connecticut Housing Finance Authority.

377 (3) "Sponsor" means an entity which is an eligible developer under
378 any state-assisted housing program and may include an entity whose
379 participation is financial and which is not otherwise involved in
380 housing.

381 (4) "Development" means the Vidal Court development in the city of
382 Stamford, a two-hundred-sixteen unit state-assisted housing
383 development originally built prior to 1970 and developed by a local
384 housing authority pursuant to part II or VI of chapter 128 of the
385 general statutes.

386 (5) "Housing revitalization plan" means a plan prepared by a
387 sponsor describing the proposed revitalization of the Vidal Court
388 development.

389 (b) Notwithstanding any provision of the general statutes, a sponsor
390 in which the Stamford housing authority is a participant or partner
391 may undertake the revitalization of Vidal Court, a state-assisted
392 moderate rental development, as a mixed-income development, upon
393 approval by the commissioner or the executive director of a housing
394 revitalization plan that meets the requirements of subsection (d) of this
395 section.

396 (c) The commissioner and the executive director may provide funds,
397 for the purpose of this section, from bond funds authorized prior to the
398 effective date of this section, but not yet allocated, provided such funds
399 shall be used solely for capital improvements and such other expenses
400 as defined in subsection (j) of this section.

401 (d) The commissioner or the executive director may approve a
402 housing revitalization plan for Vidal Court, provided that said plan
403 complies with all provisions of local ordinances and with any general
404 statutes applicable to the demolition of, resident consultation and
405 participation within, and anti-displacement and relocation of displaced
406 persons within Vidal Court.

407 (e) The housing revitalization plan for Vidal Court shall include the
408 following:

409 (1) Identification of the sponsor and its participating entities;

410 (2) Description of all financing, public and private, necessary for
411 implementation of the plan;

412 (3) Description of the proposed housing, including the proposed
413 minimum number of below-market rate housing units, and the
414 maximum housing costs and income limits for such units;

415 (4) Analysis of the anticipated market for the market-rate and
416 below-market rate units in the revitalized development;

417 (5) Costs estimates for the revitalization;

418 (6) The proposed displacement and relocation of current residents,
419 including responsibility for the costs for such relocation;

420 (7) Demonstration that the revitalized development will be operated
421 in a profitable manner;

422 (8) Statement of guaranteed affordability provisions governing the
423 below-market rate units;

424 (9) Evidence of support for the revitalization from the current
425 resident population and the local community, along with a plan for
426 ensuring ongoing resident and community consultation; and

427 (10) Any other considerations that the commissioner or the
428 executive director deem necessary.

429 (f) The sponsor, the commissioner and the executive director,
430 through the housing revitalization plan, shall assure that the number
431 of units of housing for low and moderate income households, upon
432 completion of the revitalization, shall be not less than two hundred
433 sixteen units, thus providing a ratio of one replacement unit for every
434 one unit to be demolished.

435 (g) Prior to submission of the housing revitalization plan to the
436 commissioner or the executive director for approval, the Stamford
437 housing authority and the Vidal Court tenant association shall hold an
438 open meeting on the final proposed housing revitalization plan. At
439 least thirty days prior to such meeting, the Stamford housing authority
440 shall provide a written notice of the meeting to each household within
441 Vidal Court, stating that the proposed housing revitalization plan is on
442 file and available for inspection at the Stamford housing authority's
443 office and that a copy of the plan will be provided upon request. At
444 such open meeting, the Stamford housing authority shall receive all
445 oral or written comments, and when submitting the plan to the
446 commissioner or the executive director for approval shall summarize
447 all comments and identify any changes made to the plan in response to
448 such comments. Thereafter, the requirement of a public hearing by the
449 commissioner or the executive director of the Vidal Court
450 revitalization plan may be satisfied by providing to the commissioner
451 or the executive director a current, written agreement between the
452 sponsor and the current residents of Vidal Court indicating the
453 residents' understanding of and consent to the proposed revitalization
454 plan. Such consent may take the form of an executed memorandum of
455 understanding between the Stamford housing authority and the Vidal
456 Court Tenant Association.

457 (h) The housing revitalization plan for Vidal Court shall not be
458 approved by the commissioner or the executive director without
459 evidence that the sponsor has permitted and will permit the tenants of
460 Vidal Court to:

461 (1) Fully participate in the planning, review and implementation
462 process including the process for construction and lease or sale of
463 replacement units;

464 (2) Obtain reasonable funding with which the tenants can obtain the
465 services of professionals with expertise in tenant outreach, training,
466 housing policy and law, and organizing to achieve such participation
467 and to protect the interests of such tenants during the implementation
468 of the plan; and

469 (3) Have access to all information concerning the revitalization
470 process.

471 (i) As part of approval of a housing revitalization plan in accordance
472 with this section, the commissioner or the executive director, having
473 obtained all necessary authorizations, may cancel outstanding notes
474 and mortgages, including principal, interest and late charges, owed by
475 the Stamford housing authority with respect to the Vidal Court
476 development.

477 (j) If a housing revitalization plan is approved, funds appropriated,
478 granted or otherwise received by the sponsor in connection with
479 revitalization of Vidal Court, may be used for the following:

480 (1) Architectural, design and engineering work;

481 (2) Demolition, sale or lease of the existing development, in whole
482 or in part;

483 (3) Construction, rehabilitation and reconfiguration costs, including
484 site preparation work;

485 (4) Reasonable relocation expenses of displaced residents;

- 486 (5) Administrative and support services;
- 487 (6) Reserve accounts;
- 488 (7) Payment of fees and incentives that are reasonable and necessary
489 for implementation of the housing revitalization plan or memorandum
490 of understanding;
- 491 (8) Costs of financing; and
- 492 (9) Furniture, fixtures and equipment."

This act shall take effect as follows:	
Section 1	<i>from passage</i>
Sec. 2	<i>from passage</i>
Sec. 3	<i>from passage</i>
Sec. 4	<i>from passage</i>
Sec. 5	<i>from passage</i>