



General Assembly

Substitute Bill No. 37

February Session, 2004

* SB00037GAE 041304 *

AN ACT CONCERNING HOUSING.

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

1 Section 1. Subdivision (3) of section 34 of public act 03-6 of the June
2 30 special session is repealed and the following is substituted in lieu
3 thereof (*Effective from passage*):

4 (3) "Housing revitalization plan" means the master plan of
5 development for the housing developments accepted by the housing
6 authority of the city of New Britain on March 13, 2002, and approved
7 by the commissioner pursuant to subsection (d) of section 35 of [this
8 act] public act 03-6 of the June 30 special session, as amended by this
9 act, as such plan may be amended from time to time.

10 Sec. 2. Section 35 of public act 03-6 of the June 30 special session is
11 amended by adding subsections (e) and (f) as follows (*Effective from*
12 *passage*):

13 (NEW) (e) The successor entity may, from time to time, amend an
14 approved revitalization plan, provided any such amendment shall
15 comply with this section and sections 34 and 36 of public act 03-6 of
16 the June 30 special session. Any such amendment shall be proposed
17 and approved pursuant to the provisions of subsections (c) and (d) of
18 this section, provided no such amendment may be submitted to the
19 commissioner for approval or approved by the commissioner unless it

20 is developed with the advice and consultation of the local planning
21 committee. The local planning committee shall be convened by the
22 successor entity. The executive director of the successor entity shall
23 designate the members of the local planning committee and its
24 chairperson, provided the membership of such planning committee
25 shall include not less than two residents of the developments including
26 residents selected by a resident association, and not less than two
27 representatives of organizations that advocate for public housing
28 residents. Each resident association representing residents of the
29 developments may select one representative to serve on the local
30 planning committee. The successor entity shall (1) assure that the
31 residents of the housing developments are able to fully participate in
32 the planning, review and implementation process, and (2) make
33 reasonable efforts to link residents to community resources so that
34 such residents will have access to expertise in tenant outreach,
35 training, organizing, legal rights and housing policy in order to
36 promote genuine tenant participation and to protect the interests of the
37 residents during the planning and implementation process. As used in
38 this subsection, "successor entity" means the Connecticut Housing
39 Finance Authority.

40 (NEW) (f) The local planning committee may propose amendments
41 to the housing revitalization plan. The committee shall hold at least
42 one public hearing prior to its approval of any amendment. At least
43 thirty days prior to the public hearing, the committee shall mail or
44 deliver notice to each resident household in the developments and to
45 each resident association representing residents in the developments.
46 In addition to any formal notice, any such public hearing shall be
47 publicized generally in the municipality through posted notices at the
48 developments and through publicity both through newspapers of
49 general circulation in the municipality and through weekly
50 community newspapers. A record shall be kept of all comments
51 received at such hearings and at the hearing held pursuant to
52 subsection (c) of this section, and a summary of all oral comments and
53 copies of all written comments shall be transmitted to the

54 commissioner at the time of submission of the proposed amendment to
55 the plan.

56 Sec. 3. Subdivision (44) of section 8-250 of the general statutes, as
57 amended by section 39 of public act 03-6 of the June 30 special session,
58 is repealed and the following is substituted in lieu thereof (*Effective*
59 *from passage*):

60 (44) Provide assistance, in such form and subject to such conditions
61 as the authority may determine, to a local housing authority or project
62 sponsor in connection with a housing revitalization project undertaken
63 pursuant to [this section] sections 34 to 38, inclusive, of public act 03-6
64 of the June 30 special session, as amended by this act.

65 Sec. 4. Subsection (a) of section 51 of public act 03-6 of the June 30
66 special session is repealed and the following is substituted in lieu
67 thereof (*Effective from passage*):

68 (a) As used in this section:

69 (1) "Commissioner" means the Commissioner of Economic and
70 Community Development;

71 (2) "Connecticut Housing Finance Authority" means the authority
72 created and operating pursuant to the provisions of chapter 134;

73 (3) "Financially distressed development" means a housing
74 development owned by a housing authority and subject to an asset
75 that was transferred from the Department of Economic and
76 Community Development to the Connecticut Housing Finance
77 Authority pursuant to [subsection (a) of this] section 8-37u or
78 subdivision (3) of section 32-11; and

79 (4) "Housing authority" means a local housing authority owning a
80 financially distressed development.

81 Sec. 5. Subsection (b) of section 8-216 of the general statutes is
82 repealed and the following is substituted in lieu thereof (*Effective from*

83 *passage*):

84 (b) The state, acting by and in the discretion of the Commissioner of
85 Economic and Community Development, may enter into a contract
86 with a municipality and the housing authority of the municipality or
87 with the Connecticut Housing Finance Authority or any subsidiary
88 created by the authority pursuant to section 8-242a or 8-244, as
89 amended, to make payments in lieu of taxes to the municipality on
90 land and improvements owned or leased by the housing authority or
91 the Connecticut Housing Finance Authority under the provisions of
92 part II of chapter 128 or under the provisions of sections 8-430 to 8-438,
93 inclusive. On and after July 1, 1997, the time period of the contract may
94 include the remaining years of operation of the project. Such payments
95 shall be made annually in an amount equal to the taxes that would be
96 paid on such property were the property not exempt from taxation,
97 and shall be calculated by multiplying the assessed value of such
98 property, which shall be determined by the tax assessor of such
99 municipality in the manner used by such assessor for assessing the
100 value of other real property, by the applicable tax rate of the
101 municipality. Such contract shall provide that, in consideration of such
102 grant-in-aid, the municipality shall waive during the period of such
103 contract any payments by the housing authority or the Connecticut
104 Housing Finance Authority to the municipality under the provisions of
105 section 8-71, and shall further provide that the amount of the payments
106 so waived shall be used by the housing authority or the Connecticut
107 Housing Finance Authority for a program of social and supplementary
108 services to the occupants or shall be applied to the operating costs or
109 reserves of the property, or shall be used to maintain or improve the
110 physical quality of the property.

111 Sec. 6. Section 8-68f of the general statutes is repealed and the
112 following is substituted in lieu thereof (*Effective July 1, 2004*):

113 Each housing authority which receives financial assistance under
114 any state housing program, and the Connecticut Housing Finance
115 Authority or its subsidiary when said authority or subsidiary is the

116 successor owner of housing previously owned by a housing authority
117 under part II or part VI of this chapter, shall, for housing which it owns
118 and operates, (1) provide each of its tenants with a written lease, (2)
119 adopt a procedure for hearing tenant complaints and grievances, (3)
120 adopt procedures for soliciting tenant comment on proposed changes
121 in housing authority policies and procedures, including changes to its
122 lease and to its admission and occupancy policies, and (4) encourage
123 tenant participation in the housing authority's operation of state
124 housing programs, including, where appropriate, the facilitation of
125 tenant participation in the management of housing projects. If such
126 housing authority or the Connecticut Housing Finance Authority or its
127 subsidiary operates both a federal and a state-assisted housing
128 program, it shall use the same procedure for hearing tenant grievances
129 in both programs. The Commissioner of Economic and Community
130 Development shall adopt regulations in accordance with the
131 provisions of chapter 54 to establish uniform minimum standards for
132 the requirements in this section.

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| 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> |
| Sec. 6 | <i>July 1, 2004</i> |

PD *Joint Favorable Subst.*

GAE *Joint Favorable*