



General Assembly

Substitute Bill No. 887

January Session, 2005

* _____ SB00887PD _____ 032905 _____ *

AN ACT CONCERNING THE DISPOSAL OF HOUSING PROJECTS BY HOUSING AUTHORITIES.

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

- 1 Section 1. (NEW) (*Effective from passage*) (a) As used in this section:
- 2 (1) "Commissioner" means the Commissioner of Economic and
3 Community Development.
- 4 (2) "Housing revitalization plan" means a plan prepared by a
5 municipality to address the reconstruction or reconfiguration of a
6 state-assisted moderate rental housing development, or portion of such
7 a development, constructed pursuant to part II of chapter 128 of the
8 general statutes. The housing authority shall consult with the residents
9 of the housing development in preparing said plan, in accordance with
10 the provisions of this section.
- 11 (3) "Local planning committee" means a committee established by
12 the executive director of the housing authority of a municipality for the
13 purpose of developing a housing revitalization plan.
- 14 (4) "Housing authority" means the housing authority of a
15 municipality, created pursuant to section 8-40 of the general statutes.
- 16 (b) Any housing authority that wishes to reconstruct or revitalize a
17 state-assisted moderate rental housing development constructed

18 pursuant to part II of chapter 128 of the general statutes shall comply
19 with the provisions of this section.

20 (c) The executive director of the housing authority shall establish a
21 local planning committee, which shall consist of representatives of (1)
22 the housing authority; (2) each resident association that represents
23 residents of the housing development; (3) the municipality in which
24 the housing development is located; (4) the Department of Economic
25 and Community Development; (5) the Connecticut Housing Finance
26 Authority; (6) the employees of the housing authority; (7) community
27 groups involved in the provision or maintenance of housing for very
28 low income households, including, but not limited to, emergency
29 shelters, legal services programs and social services agencies that deal
30 with housing problems; (8) such other persons or community
31 organizations, including local community leaders and representatives
32 of business, labor, education and other social services agencies, as the
33 executive director of the housing authority deems desirable; and (9)
34 the chairpersons and ranking members of the select committee of the
35 General Assembly having cognizance of matters relating to housing, or
36 their designees. Each entity under subdivisions (1) to (8), inclusive, of
37 this subsection shall appoint its representative to the local planning
38 committee. The executive director of the housing authority shall
39 designate the chairperson of the local planning committee.

40 (d) The board of the housing authority shall assure that the tenants
41 of the housing development are able to fully participate in the process
42 for planning, review and implementation of reconstruction or
43 reconfiguration of the housing development. The authority shall
44 provide reasonable funding with which the tenants can obtain the
45 services of professionals with expertise in tenant outreach, training,
46 organizing, housing policy and law so as to promote the achievement
47 of genuine tenant participation and to protect the interests of the
48 tenants during the planning and implementation process. The
49 residents of the development shall create a committee to participate in
50 the process. Said committee shall select the professionals described in
51 this subsection, have access to all information concerning the process,

52 and be permitted to participate in all meetings concerning such
53 process, including meetings of the local planning committee and the
54 housing authority.

55 (e) The local planning committee shall prepare a housing
56 revitalization plan for the housing development for which
57 revitalization is sought. The committee shall hold at least one public
58 hearing early in the planning process, at least one public hearing after
59 a preliminary housing revitalization plan has been drafted and at least
60 one public hearing on the final housing revitalization plan. Notice of
61 each such public hearing shall be mailed or delivered to each tenant
62 association representing tenants in the development and to each tenant
63 household in the development. In addition to any formal notice, each
64 such public hearing shall be publicized generally in the municipality
65 through posted notices at the development and through publicity both
66 through newspapers of general circulation in the municipality and to
67 weekly community newspapers. A record shall be kept of all
68 comments received at such hearings.

69 (f) A housing revitalization plan shall provide for the reconstruction
70 or reconfiguration of the housing development. The plan shall include
71 an estimate of the cost of implementation and the projected funding
72 sources by which such cost shall be met. The plan shall state whether
73 its implementation requires the waiver of any existing general statutes
74 or regulations and, if so, shall identify with specificity the general
75 statutes or regulations of Connecticut state agencies sought to be
76 waived, the extent to which waiver is necessary and the justification
77 for such waiver. A housing revitalization plan may include the
78 demolition of some or all of the existing buildings in the development
79 and may propose their replacement with fewer units of on-site and off-
80 site low and moderate income housing than were part of the original
81 moderate rental housing development. If said plan proposes such
82 reduced number of replacement units of low and moderate income
83 housing, the plan shall state explicitly why such a reduction in low and
84 moderate income housing units is necessary. The plan shall also
85 describe the alternatives considered by the housing authority in

86 planning for the future of the housing development. Upon completion
87 of the housing revitalization plan, the local planning committee shall
88 submit the plan to the housing authority for its approval.

89 (g) Upon approval of the housing revitalization plan by the housing
90 authority, the housing authority shall submit the plan to the
91 Department of Economic and Community Development, the
92 Connecticut Housing Finance Authority and the select committee of
93 the General Assembly having cognizance of matters relating to
94 housing. The plan shall be accompanied by a copy or a summary of all
95 comments received at public hearings and an explanation of how the
96 plan was modified, or why it was not modified, in response to the
97 comments.

98 (h) A housing revitalization plan may be amended, provided any
99 such amendment is prepared and approved in accordance with the
100 same procedure under this section for the preparation and approval of
101 the plan.

This act shall take effect as follows and shall amend the following sections:		
Section 1	<i>from passage</i>	New section

HSG *Joint Favorable C/R* PD
PD *Joint Favorable Subst.*