



General Assembly

**Substitute Bill No. 887**

January Session, 2005

\* SB00887CE 042705 \*

**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

