



General Assembly

Amendment

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LCO No. 6686

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Offered by:

SEN. COLEMAN, 2nd Dist.

REP. WALLACE, 109th Dist.

To: Subst. House Bill No. 6724

File No. 751

Cal. No. 551

**"AN ACT CONCERNING THE DISPOSITION OF PROPERTY
UNDER THE LIMITED EQUITY COOPERATIVE PROGRAM."**

1 After the last section, add the following and renumber sections and
2 internal references accordingly:

3 "Sec. 501. (NEW) (*Effective from passage*) (a) As used in this section:

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

6 (2) "Housing revitalization plan" means a plan prepared by a
7 municipality for the reconstruction or reconfiguration of a state-
8 assisted moderate rental housing development, or portion of such a
9 development, constructed under part II of chapter 128 of the general
10 statutes.

11 (3) "Local planning committee" means a committee established by
12 the executive director of the housing authority of a municipality to
13 develop 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 proposing 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, consisting of representatives of (1) the
22 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 Commissioner of Economic
25 and Community Development; (5) the Connecticut Housing Finance
26 Authority; (6) 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 described in subdivisions (1) to (8),
37 inclusive, of this subsection shall appoint its representative to the local
38 planning committee. The executive director of the housing authority
39 shall designate the chairperson of the local planning committee.

40 (d) The board of the housing authority shall consult with and assure
41 that the tenants of the housing development are able to fully
42 participate in the process for planning, review and implementation of
43 reconstruction or reconfiguration of the housing development. The
44 authority shall provide reasonable funding for the tenants to obtain the
45 services of professionals with expertise in tenant outreach, training,
46 organizing, housing policy and law to promote the achievement of

47 genuine tenant participation and to protect the interests of the tenants
48 during the planning and implementation process. The residents of the
49 development shall create a committee to participate in the process.
50 Said committee shall select the professionals described in this
51 subsection, have access to all information concerning the process, and
52 be permitted to participate in all meetings concerning such process,
53 including meetings of the local planning committee and the housing
54 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 not less than one
58 public hearing early in the planning process, not less than one public
59 hearing after a preliminary housing revitalization plan has been
60 drafted and not less than one public hearing on the final housing
61 revitalization plan. Notice of each public hearing shall be mailed or
62 delivered to each tenant association representing tenants in the
63 development and to each tenant household in the development. In
64 addition to any formal notice, each public hearing shall be publicized
65 generally in the municipality through posted notices at the
66 development and through publicity both through newspapers of
67 general circulation in the municipality and to weekly community
68 newspapers. The committee shall keep a record of all comments
69 received at the hearings.

70 (f) A housing revitalization plan shall provide for the reconstruction
71 or reconfiguration of the housing development. The plan shall include
72 an estimate of the cost of implementation and the projected funding
73 sources by which such cost shall be met. The plan shall state whether
74 its implementation requires the waiver of any existing general statutes
75 or regulations of Connecticut state agencies and, if a waiver is
76 required, shall identify the specific provision of such general statutes
77 or regulations, the extent to which waiver is necessary and the
78 justification for such waiver. A housing revitalization plan may
79 include the demolition of some or all of the existing buildings in the
80 development and may propose their replacement with fewer units of

81 on-site and off-site low and moderate income housing than in the
82 original moderate rental housing development. If the plan proposes a
83 reduced number of replacement units of low and moderate income
84 housing, the plan shall state explicitly why the reduction in low and
85 moderate income housing units is necessary. The plan shall also
86 describe alternatives considered by the housing authority in planning
87 for the future of the housing development. Upon completion of the
88 housing revitalization plan, the local planning committee shall submit
89 the plan to the housing authority for its approval.

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

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