



General Assembly

**Amendment**

January Session, 2005

LCO No. 6765

\*SB0040006765SD0\*

Offered by:  
SEN. COLEMAN, 2<sup>nd</sup> Dist.

To: Senate Bill No. 400

File No. 271

Cal. No. 233

**"AN ACT VALIDATING THE CONVEYANCE OF CERTAIN LAND  
FROM THE HOUSING AUTHORITY OF THE TOWN OF  
WALLINGFORD TO RIDGELAND ROAD, LLC."**

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 to address the revitalization of a state-assisted moderate  
8 rental housing development, or portion of such a development,  
9 constructed pursuant to part II of chapter 128 of the general statutes.  
10 The housing authority shall consult with the residents of the housing  
11 development in preparing said plan, in accordance with the provisions  
12 of this section.

13 (3) "Local planning committee" means a committee established by

14 the executive director of the housing authority of a municipality for the  
15 purpose of developing a housing revitalization plan.

16 (4) "Housing authority" means the housing authority of a  
17 municipality, created pursuant to section 8-40 of the general statutes.

18 (b) Any housing authority that wishes to revitalize a state-assisted  
19 moderate rental housing development constructed pursuant to part II  
20 of chapter 128 of the general statutes shall comply with the provisions  
21 of this section.

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

42 (d) The board of the housing authority shall assure that the tenants  
43 of the housing development are able to fully participate in the  
44 planning, review and implementation process. The authority shall  
45 provide reasonable funding with which the tenants can obtain the

46 services of professionals with expertise in tenant outreach, training,  
47 organizing, housing policy and law so as to promote the achievement  
48 of genuine tenant participation and to protect the interests of the  
49 tenants during the planning and implementation process. The  
50 residents of the development shall create a committee to participate in  
51 the revitalization process. Said committee shall select the professionals  
52 described in this subsection, have access to all information concerning  
53 the revitalization process, and be permitted to participate in all  
54 meetings concerning such process, including meetings of the local  
55 planning committee and the housing authority.

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

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

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

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

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