



# Senate

General Assembly

**File No. 499**

*January Session, 2011*

Substitute Senate Bill No. 139

*Senate, April 13, 2011*

The Committee on Planning and Development reported through SEN. CASSANO of the 4th Dist., Chairperson of the Committee on the part of the Senate, that the substitute bill ought to pass.

***AN ACT CONCERNING PERSONS RESIDING IN ELDERLY HOUSING AND MEMBERS OF SENIOR CENTERS.***

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

1 Section 1. (NEW) (*Effective October 1, 2011*) (a) For purposes of this  
2 section, "elderly housing project" means housing for elderly persons  
3 pursuant to section 8-114a of the general statutes and congregate  
4 housing for the elderly pursuant to section 8-119h of the general  
5 statutes.

6 (b) There is established a senior citizen's bill of rights for residents of  
7 elderly housing projects and senior center membership. Each elderly  
8 housing project and each senior center shall have a written bill of  
9 rights that prescribes the rights afforded to each resident and each  
10 member. A designated staff person from each elderly housing project  
11 shall provide and explain the bill of rights to the resident at the time  
12 that such resident enters into a residency agreement at the elderly  
13 housing project. The bill of rights shall include, but not be limited to,

14 that each resident and each member has the right to:

15 (1) Be treated with consideration, respect and due recognition of  
16 personal dignity, individuality and the need for privacy;

17 (2) Privacy within a private residential unit, subject to rules of the  
18 elderly housing project reasonably designed to promote the health,  
19 safety and welfare of the resident;

20 (3) Private communications, including receiving and sending  
21 unopened correspondence, telephone access and visiting with persons  
22 of one's choice;

23 (4) Freedom to participate in and benefit from community services  
24 and activities so as to achieve the highest possible level of  
25 independence, autonomy and interaction within the community;

26 (5) Exercise civil and religious liberties;

27 (6) Meet with other residents or members to discuss the policies,  
28 procedures and services of the elderly housing project or senior center;

29 (7) Present grievances and recommend changes in policies,  
30 procedures and services to the manager or staff of the elderly housing  
31 project or senior center, government officials or any other person  
32 without restraint, interference, coercion, discrimination or reprisal  
33 from the elderly housing project or senior center; and

34 (8) Receive a copy of any rules or regulations of the elderly housing  
35 project or senior center.

36 (c) Each elderly housing project and each senior center shall post in  
37 a prominent place the senior citizen's bill of rights, including those  
38 rights set forth in subsection (a) of this section.

39 Sec. 2. (NEW) (*Effective October 1, 2011*) Each housing authority,  
40 municipal developer or nonprofit corporation operating elderly  
41 housing projects pursuant to part VI of chapter 128 of the general  
42 statutes or congregate housing pursuant to part VII of chapter 128 of

43 the general statutes shall allow residents of each housing project or  
44 congregate housing maintained by such authority, developer or  
45 corporation to establish and maintain a garden if such housing project  
46 or congregate housing has land appropriate for use as a garden,  
47 provided any such resident establishing a garden shall consult with  
48 the authority, developer or corporation regarding the type of herbs,  
49 fruits, flowers, vegetables or other plants the resident would like to  
50 plant in the garden.

This act shall take effect as follows and shall amend the following sections:		
Section 1	<i>October 1, 2011</i>	New section
Sec. 2	<i>October 1, 2011</i>	New section

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

**PD**      *Joint Favorable Subst.*

The following Fiscal Impact Statement and Bill Analysis are prepared for the benefit of the members of the General Assembly, solely for purposes of information, summarization and explanation and do not represent the intent of the General Assembly or either chamber thereof for any purpose. In general, fiscal impacts are based upon a variety of informational sources, including the analyst's professional knowledge. Whenever applicable, agency data is consulted as part of the analysis, however final products do not necessarily reflect an assessment from any specific department.

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***OFA Fiscal Note******State Impact:*** None***Municipal Impact:*** None***Explanation***

This bill results in no fiscal impact by requiring the establishment and display of a senior citizens' bill of rights at elderly housing projects. Additionally, the bill requires the operators of elderly housing projects to allow residents to maintain a garden. This also results in no fiscal impact.

***The Out Years******State Impact:*** None***Municipal Impact:*** None

**OLR Bill Analysis****sSB 139*****AN ACT CONCERNING PERSONS RESIDING IN ELDERLY HOUSING AND MEMBERS OF SENIOR CENTERS.*****SUMMARY:**

This bill establishes a bill of rights for (1) people living in elderly housing projects (housing for the elderly and congregate housing) and (2) members of senior centers. It requires a designated employee of an elderly housing project to inform incoming residents of the bill of rights when they enter into a residency agreement. (But it does not specify who should inform members of senior centers or when they should be informed.) It requires elderly housing projects and senior centers to post the bill of rights in a prominent place (presumably at the facility and senior center).

The bill also requires each housing authority, municipal developer, or nonprofit corporation operating an elderly housing project or congregate housing to allow residents to establish and maintain a garden if the operator has land appropriate for a garden. Any resident establishing a garden must consult with the operator about the type of herbs, fruits, flowers, vegetables, or other plants he or she would like to plant.

EFFECTIVE DATE: October 1, 2011

**BILL OF RIGHTS FOR SENIOR CITIZENS**

The bill requires every elderly housing project and every senior center to have a written bill of rights prescribing the rights of residents and members, respectively. It requires a designated employee of the elderly housing project to provide and explain the bill of rights to incoming residents when they enter into a residency agreement. (It does not contain a similar requirement for members of a senior center.)

The bill of rights must state that each member has the right to:

1. be treated with consideration, respect, and due recognition of personal dignity, individuality, and the need for privacy;
2. privacy within a private residential unit, subject to rules of the elderly housing project reasonably designed to promote the health, safety, and welfare of the resident (not applicable to senior center members);
3. private communications, including receiving and sending unopened correspondence, telephone access, and visiting with people one chooses;
4. participate in and benefit from community services and activities so as to achieve the highest possible level of independence, autonomy, and interaction within the community;
5. exercise all civil and religious liberties;
6. meet with other residents or members to discuss the policies, procedures, and services of the elderly housing project or senior center;
7. present grievances and recommend changes in policies, procedures, and services to the manager or staff of the facility or senior center, government officials, or anyone else without restraint, interference, coercion, discrimination, or reprisal from the elderly housing project or senior center; and
8. get a copy of any rules or regulations of the elderly housing project or senior center.

**COMMITTEE ACTION**

Aging Committee

Joint Favorable Substitute Change of Reference

Yea 8 Nay 3 (03/10/2011)

Planning and Development Committee

Joint Favorable Substitute

Yea 16    Nay 4    (03/25/2011)