



General Assembly

January Session, 2011

Raised Bill No. 1076

LCO No. 3620

03620_____HSG

Referred to Committee on Housing

Introduced by:
(HSG)

**AN ACT CONCERNING RESIDENT PARTICIPATION IN THE
REVITALIZATION OF PUBLIC HOUSING.**

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: (1) "Disposition" means the sale, lease, transfer or other change
3 in the ownership or control of a housing project or portion thereof; (2)
4 "major physical transformation" means any renovation, rehabilitation,
5 revitalization or redevelopment of real property or portion thereof for
6 which the estimated cost exceeds fifty per cent of the estimated
7 replacement value of such real property or portion thereof; and (3)
8 "authority" or "housing authority", "housing project" and "real
9 property" have the same meanings as in section 8-39 of the general
10 statutes.

11 (b) Any housing authority that intends to undertake, in connection
12 with a housing project, the major physical transformation or
13 disposition of any real property or portion thereof that is owned or
14 managed by such authority, shall notify all residents of such real
15 property of its intention. If a tenant organization represents the
16 residents of such real property, the authority and the organization

17 shall enter into an agreement establishing the methods by which the
18 residents and organization may participate in the planning,
19 implementation and monitoring of the major physical transformation
20 or disposition activities. If no tenant organization represents the
21 residents of such real property, the authority shall make reasonable
22 efforts to encourage residents to form a tenant organization. Until such
23 organization is formed, the authority shall consult with residents to
24 establish the methods by which the residents may participate in the
25 planning, implementation and monitoring of the major physical
26 transformation or disposition activities. The developer undertaking the
27 major physical transformation, if any, and the entity that will own,
28 lease or otherwise control the real property or portion thereof, if any,
29 shall be parties to any agreement reached with a tenant organization.

30 (c) Any authority undertaking major physical transformation or
31 disposition activities shall make reasonable efforts to provide residents
32 and tenant organizations with resources concerning housing policy
33 and resident outreach, training, organizing and legal rights.

34 (d) No authority shall be eligible to receive financial assistance for
35 the major physical transformation of any real property or portion
36 thereof from the Commissioner of Economic and Community
37 Development or the executive director of the Connecticut Housing
38 Finance Authority unless such commissioner or executive director
39 expressly finds that such authority is complying with the provisions of
40 this section.

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

Statement of Purpose:

To ensure that residents of public housing may participate in the planning, implementation and monitoring of the revitalization or disposition of a public housing project.

[Proposed deletions are enclosed in brackets. Proposed additions are indicated by underline, except that when the entire text of a bill or resolution or a section of a bill or resolution is new, it is not underlined.]