



General Assembly

**Amendment**

January Session, 2011

LCO No. 6102

**\*SB0107606102SD0\***

Offered by:

SEN. GOMES, 23<sup>rd</sup> Dist.

REP. BUTLER, 72<sup>nd</sup> Dist.

To: Subst. Senate Bill No. 1076

File No. 225

Cal. No. 162

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

1 Strike everything after the enacting clause and substitute the  
2 following in lieu thereof:

3 "Section 1. (NEW) (*Effective October 1, 2011*) (a) For purposes of this  
4 section: (1) "Disposition" means a sale, lease, transfer or other change  
5 in ownership or control; (2) "major physical transformation" means (A)  
6 any renovation, rehabilitation, revitalization or redevelopment of real  
7 property or a portion thereof for which the estimated cost exceeds fifty  
8 per cent of the estimated replacement value of such real property or  
9 portion thereof, or (B) any demolition of real property or portion  
10 thereof that results in the loss of one or more housing units; (3)  
11 "resident participation plan" means a written description of a specific  
12 and ongoing process to enable meaningful resident participation  
13 during the planning, implementation and monitoring of major  
14 physical transformation or disposition activities, beginning with the  
15 earliest stages of concept and design; (4) "signed agreement" means a

16 resident participation plan that is signed by a housing authority, a  
17 duly elected and constituted tenant organization, the developer  
18 undertaking the major physical transformation, if any, and the entity  
19 that will own, lease or otherwise control the real property or portion  
20 thereof, if any; and (5) "authority" or "housing authority" and "real  
21 property" have the same meanings as in section 8-39 of the general  
22 statutes.

23 (b) Any housing authority that intends to undertake the major  
24 physical transformation or disposition of any real property or portion  
25 thereof that is owned or managed by such authority shall notify all  
26 residents of such real property of its intention as soon as practicable.  
27 Such authority shall, in conjunction with the residents of such real  
28 property and any duly elected and constituted tenant organization that  
29 represents such residents, implement a resident participation plan for  
30 such major physical transformation or disposition activities. The  
31 authority shall negotiate in good faith the provisions of such resident  
32 participation plan with such residents and tenant organization. If a  
33 duly elected and constituted tenant organization represents the  
34 residents of such real property, the authority shall make all reasonable  
35 efforts to enter into a signed agreement.

36 (c) A resident participation plan shall include, but is not limited to,  
37 the following elements:

38 (1) A notification to all residents explaining residents' right to  
39 organize and to participate in tenant organizations without  
40 interference from or adverse action by the authority;

41 (2) Provisions for regular and substantial involvement of the  
42 representatives of any duly elected and constituted tenant organization  
43 in implementing the resident participation plan;

44 (3) A requirement that the authority provide residents and tenant  
45 organizations with information about groups and organizations that  
46 are separate from the authority and may serve as a resource to such  
47 residents and tenant organizations on matters including housing

48 policy and resident outreach, training, organizing and legal rights;

49 (4) The inclusion, at the discretion of residents, of tenant advocates  
50 or other tenant assistance providers in all resident participation  
51 activities;

52 (5) If applicable, identification of opportunities for residents to  
53 participate in selection panels to choose development partners and  
54 consultants, provided residents shall not comprise a majority of any  
55 selection panel;

56 (6) A provision requiring the authority to make all significant  
57 documents related to the major transformation or disposition activities,  
58 including copies of design plans and applications for financial  
59 assistance, available for inspection by residents at a readily accessible  
60 location;

61 (7) Provisions assuring opportunities for resident involvement,  
62 advice and recommendations concerning such major physical  
63 transformation or disposition activities, including, where applicable,  
64 (A) the details of the major physical transformation or disposition  
65 activities that the authority intends to undertake and the projected  
66 timeline for such activities; (B) the design of housing units, buildings,  
67 amenities and common areas, including the number, size and  
68 configuration of housing units; (C) architectural design and  
69 landscaping; (D) resident employment or the use of resident-owned  
70 businesses in such major physical transformation or disposition  
71 activities and in future property management operations; (E) future  
72 resident services, property management, security and any enrichment  
73 features affecting residents' quality of life; (F) the level of occupancy  
74 that will be maintained in advance of the major physical  
75 transformation or disposition activities; (G) new rent levels, the  
76 affordability of such new rent levels for current residents and the  
77 duration of any affordability restrictions; (H) home ownership  
78 opportunities; (I) displacement of current residents, temporary and  
79 permanent relocation plans and relocation benefits; (J) the number of

80 housing units that will be lost due to such major physical  
 81 transformation or disposition activities and any plans to replace such  
 82 housing units; (K) plans, procedures and qualifications for the  
 83 occupancy of units by current and new residents, including  
 84 preferences, if any, for current residents, at the conclusion of such  
 85 major physical transformation or disposition activities; and (L) the  
 86 governance of the entity that will own, lease or otherwise control the  
 87 real property or portion thereof and how such governance may affect  
 88 such residents, including any changes to grievance procedures,  
 89 residents' rights and residents' opportunities to participate in  
 90 management decisions.

91 (d) No authority shall be eligible to apply for financial assistance for  
 92 the major physical transformation of any real property or portion  
 93 thereof from the Commissioner of Economic and Community  
 94 Development or the executive director of the Connecticut Housing  
 95 Finance Authority unless such authority has adopted and  
 96 implemented a resident participation plan in accordance with this  
 97 section. Said commissioner and director shall give preference to any  
 98 application for financial assistance for the major physical  
 99 transformation of any real property or portion thereof made by any  
 100 authority that has entered into a signed agreement in accordance with  
 101 this section."

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