



General Assembly

January Session, 2011

**Amendment**

LCO No. 8683

**\*HB0646108683SR0\***

Offered by:  
SEN. SUZIO, 13<sup>th</sup> Dist.

To: Subst. House Bill No. 6461      File No. 773      Cal. No. 482

**"AN ACT CONCERNING THE SELECTION OF TENANT COMMISSIONERS."**

1      Strike lines 92 to 160, inclusive, in their entirety and insert the  
2      following in lieu thereof:

3      "[ (b) Any tenant organization composed of tenants residing within  
4      units owned or managed by the appointing authority may indicate to  
5      such authority its desire to be notified of any pending appointment of  
6      any such commissioner. A reasonable time before appointing any such  
7      commissioner, the appointing authority shall notify any such tenant  
8      organization and, in making such appointment, such authority shall  
9      consider tenants suggested by such tenant organizations.]

10      (b) The authority shall designate a tenant organization as the  
11      recognized jurisdiction-wide tenant organization only if (1) the  
12      members of the governing board of such tenant organization were  
13      elected through a jurisdiction-wide election, and (2) such tenant  
14      organization satisfies the requirements for elected jurisdiction-wide  
15      resident councils pursuant to regulations promulgated by the United

16 States Department of Housing and Urban Development, except that a  
17 tenant of the authority shall be eligible to vote in any election for the  
18 governing board of such tenant organization and to serve on the  
19 governing board of such tenant organization without regard to  
20 whether such tenant receives or lives in housing that receives federal  
21 assistance. Any tenant organization that has been designated by the  
22 authority as the recognized jurisdiction-wide tenant organization may  
23 recommend three tenants for appointment as tenant commissioner in  
24 accordance with subsection (c) of this section.

25 (c) (1) Not less than sixty days before the appointment of any tenant  
26 commissioner or the expiration of the term of any tenant  
27 commissioner, whichever is earlier, the housing authority shall notify  
28 all tenant organizations comprised of tenants residing within units  
29 owned or managed by such housing authority and all tenants of such  
30 authority of such pending appointment or expiration of term. The  
31 notice shall include information concerning procedures by which  
32 tenants may petition for an election pursuant to this subsection.

33 (2) The three persons recommended as appointee as tenant  
34 commissioner shall be selected by a fair election of the tenants of the  
35 authority if, not more than thirty days after the authority notifies such  
36 tenants of a pending appointment or expiration of term pursuant to  
37 subdivision (1) of this subsection, ten per cent of the tenants of the  
38 authority or seventy-five tenants of the authority, whichever is less,  
39 petition the authority for an election.

40 (3) If the tenants of the authority have not petitioned for an election  
41 pursuant to subdivision (2) of this subsection, then the three persons  
42 recommended as appointee as tenant commissioner shall be selected  
43 by the recognized jurisdiction-wide tenant organization, if any, by  
44 means provided for in the by-laws adopted by such tenant  
45 organization. Such means may include, without limitation, a fair  
46 election by the tenants of the authority or selection by the governing  
47 board of such tenant organization.

48     (4) The appointing authority shall select the appointee as tenant  
49     commissioner from the persons recommended by the jurisdiction-wide  
50     tenant organization or by the tenants of the authority pursuant to an  
51     election. If the three persons recommended as appointee as tenant  
52     commissioner have not been selected by an election of the tenants of  
53     the authority or by other means pursuant to the by-laws adopted by  
54     the recognized jurisdiction-wide tenant organization by the date ninety  
55     days after the date the housing authority provides notice of a pending  
56     appointment or expiration of term pursuant to subdivision (1) of this  
57     subsection, then the appointing authority shall select the appointee.

58     (5) The housing authority shall provide all tenants of the authority  
59     with written notice of any election conducted pursuant to this  
60     subsection or subsection (b) of this section not later than thirty days  
61     before the date of such election. For any election conducted pursuant  
62     to this subsection for an authority having more than five  
63     commissioners, the housing authority may establish qualifications for  
64     the second tenant commissioner as necessary to achieve compliance  
65     with 24 CFR 964.415 or section 9-167a.

66     (d) For any election conducted pursuant to subsection (c) of this  
67     section, the housing authority shall use its best efforts to secure an  
68     impartial entity to administer such election. To the extent practicable,  
69     such impartial entity shall be selected with the agreement of the  
70     recognized jurisdiction-wide tenant organization, if any. In the event  
71     of a dispute concerning the procedure for or results of such election,  
72     any person may petition the entity administering such election for a  
73     resolution of such dispute."