

PA 11-072

SB1076

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**CONNECTICUT
GENERAL ASSEMBLY
HOUSE**

**PROCEEDINGS
2011**

**VOL.54
PART 27
8965 – 9294**

Representative Phil Miller, care to remark on the amendment? All right. Patricia Miller? No? No Millers. Larry Miller, no. Care to remark further on the amendment? If not, let me try your minds. All those in favor please signify by saying aye.

REPRESENTATIVES:

Aye.

SPEAKER DONOVAN:

Opposed nay. The amendment is adopted.

Representative Luxenburg.

REP. LUXENBERG (12th):

I move it to Consent.

SPEAKER DONOVAN:

All right. Any objection to motion to Consent? If not, the bill is placed on Consent without objection.

Will the Clerk please call Calendar 554.

THE CLERK:

On page 25, Calendar 554, Substitute for Senate Bill Number 1076, AN ACT CONCERNING RESIDENT PARTICIPATION IN THE REVITALIZATION OF PUBLIC HOUSING, favorable report of the Committee on Housing.

SPEAKER DONOVAN:

Representative Butler.

REP. BUTLER (72nd):

Thank you, Mr. Speaker.

I move for acceptance of the Joint Committee favorable report and passage of the bill in concurrence with the Senate.

SPEAKER DONOVAN:

The question is on acceptance of passage. Will you remark?

REP. BUTLER (72nd):

Yes. Yes, Mr. Speaker.

The Clerk has a Senate Amendment, LCO Number 6188. I would ask that the Clerk, to please call the amendment, and that I be granted leave of the Chamber to summarize.

SPEAKER DONOVAN:

Clerk, please call LCO 6188, Designated Senate "A".

THE CLERK:

LCO Number 6188, Senate "A", offered by Senator Gomes and Representative Butler.

SPEAKER DONOVAN:

Any objection to the summarization? Representative Butler, you may proceed.

REP. BUTLER (72nd):

Thank you, Mr. Speaker.

Amendment "A" is a strike-all amendment, and it strengthens the definition of major physical

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transformation to include demolition, and adds the provisions (inaudible) to Residents Participation Plan. It eliminates provisions requiring, one, a written agreement, and two, a housing authority to encourage residents to form a tenant organization if none exists. I move adoption.

SPEAKER DONOVAN:

The question is on adoption. Remark further? Representative Cafero? If not, let me try your minds. All those no five favor, please signify by saying aye.

REPRESENTATIVES:

Aye.

SPEAKER DONOVAN:

All opposed nay. The ayes have it. The amendment's adopted. Remark further, Representative Butler?

REP. BUTLER (72nd):

Yes. Mr. Speaker, the Clerk has another amend -- a Senate Amendment, LCO Number 6627. I would ask that the Clerk please call the amendment and I be granted leave of the Chamber to summarize.

SPEAKER DONOVAN:

Clerk, please call LCO 6627, designated Senate "B".

THE CLERK:

LCO Number 6627, Senate "B", offered by Senator Gomes

and Representative Butler.

SPEAKER DONOVAN:

Any objection to summarization? Representative, you may proceed with summarization.

REP. BUTLER (72nd):

Mr. Speaker, Amendment "B" adds provisions requiring DCD and CHFA to consider giving preference for financial assistance to other -- to authorities that have entered into -- move adoption.

VOICES:

Move adoption. Just move adoption.

A VOICE:

At this time, just move it on.

REP. BUTLER (72nd):

Move adoption.

SPEAKER DONOVAN:

The question is on adoption. Remark further? Remark further? If not, let me try your minds. All in favor of adoption, please signify by saying aye.

REPRESENTATIVES:

Aye.

SPEAKER DONOVAN:

Opposed nay. The ayes have it. The amendment's adopted. Representative Butler. Representative

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Butler.

REP. BUTLER (72nd):

Yes, I'd like to move this to the Consent Calendar.

SPEAKER DONOVAN:

Without objection, so ordered.

REP. BUTLER (72nd):

Thank you.

SPEAKER DONOVAN:

Clerk, please call Calendar 537.

THE CLERK:

On page 24, Calendar 547, Senate Bill Number 1040,
AN ACT CONCERNING THE VOCATIONAL TECHNICAL SCHOOLS,
favorable report.

SPEAKER DONOVAN:

Excuse me, sir. 537, let's try that again.

THE CLERK:

On page 23, Calendar 537, Substitute for Senate Bill
Number 10, AN ACT CONCERNING INSURANCE COVERAGE FOR BREAST
MAGNETIC RESONANCE IMAGING, favorable report of the
Committee on Appropriations.

SPEAKER DONOVAN:

Representative Johnson.

REP. JOHNSON (49th):

Thank you, Mr. Speaker.

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THE CLERK:

What page is it on?

SPEAKER DONOVAN:

Clerk, please call Calendar 592 which is the
beginning of the Consent Calendar.

SB 863 SB 1201

SB 852 SB 888

SB 377 SB 1216

SB 1003 SB 371

THE CLERK:

On page 32, Calendar 592, Substitute for Senate Bill
Number 858, AN ACT CONCERNING REVISIONS TO THE HIGHER
EDUCATION STATUTES.

SB 1112

SB 881 SB 1076

SB 518 SB 1098

A VOICE:

Mr. Speaker, this represents the Consent Calendar,
and I would move that we vote on it as such.

SPEAKER DONOVAN:

There's a Consent Calendar. Staff and guests,
please come to the well of the House. Members take their
seats. The machine will be opened.

THE CLERK:

The House of Representatives is voting by roll call.
Members to the Chamber. The House is voting the Consent
Calendar by roll call. Members to the Chamber.

SPEAKER DONOVAN:

Have all the members voted? Have all the members
voted? Please check the roll call board. Make sure your
vote's been properly cast. If all the members have voted,

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the machine will be locked. The clerk will please take a tally. Clerk please announce the tally.

THE CLERK:

On today's Consent Calendar:

Total number voting 139

Necessary for passage 70

Those voting Yea 139

Those voting Nay 0

Those absent and not voting 12

SPEAKER DONOVAN:

The Consent Calendar's passed.

Any announcements or introductions?

Representative Piscopo.

REP. PISCOPO (78th):

Good morning, Mr. Speaker. For a general rotation.

SPEAKER DONOVAN:

Please proceed, sir.

REP. PISCOPO (78th):

Will the general please notes that Representatives Kokoruda and Noujaim missed votes ue to you illness in the family. Representative Rigby missed votes due to business in the district. Will the transcript please note that Representatives Candelora, Wood and Williams

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STANDING
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REP. MILLER: Do you work with TEAM and all?

DAVID B. RICH: Yes. Um hum. They're a great organization.

REP. MILLER: Thank you.

Thank you, Mr. Chairman.

REP. BUTLER: Are there any other questions?

All right. Thank you, Mr. Rich.

REP. MILLER: Okay. Thank you. Thank you, very much, for your time.

REP. BUTLER: Next we have James White, which will be followed by Representative Tim O'Brien.

JAMES WHITE: Good morning.

Hello. My name is James White. I'm a resident of Meriden, Connecticut. I live at 22 Lourdes Court in Meriden. I'm also President of the Public Housing Resident Network, and I'm also a Resident Commissioner of Meriden Housing Authority.

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The Public Housing Resident Network is a statewide organization made up of residents, both state and federal -- both state and federal public housing who works -- who works together to -- to find out the problems of the -- that -- that we have in public housing and more importantly on solutions to those problems. We seek to work with housing authorities to address concerns and understanding that working together, we both win.

So first let me say, as the President of PHRN,

I'd like to thank this Housing Committee for their support. In the years that we've been coming up here, you guys have continuously given us support and made residents feel that we are no longer a second -- second-class citizen, and that that's the way that you helped to have us viewed here in the state. So we thank you for that.

Having that said, the bills that I'm here today -- there's three bills that I'm here to give testimony and ask for your support on. Bill 6461, Bill 1067 -- I mean, excuse me -- Bill 1076, and Bill 1075.

First of all, I'd like to start off with Bill 6461, the resident commission legislation. This is a -- just a bill that we're asking that we have the same rights as everyone else has, and that is to have someone represent, to be able to elect someone that represents you. And -- and to do otherwise would be kind of a dictatorship system that we -- we don't feel is helping out residents in a housing authority.

This legislation regarding resident's participating in a revitalization of public housing speaks to -- more directly to the fears and concerns that residents have when committees are under redevelopment. Those are (1) what will the committee look like; (2) will I still have a place to raise my family; (3) will I be able to afford to live there; and (4) most importantly, will I be displaced through this, no fault of my own and forced to leave this community that has been my home for so long? So without being a part of a process and not having a seat at the decision-making table and not having a voice in a decision that impacts me or my family, again, I'm left with to accept whatever housing authority and developers choose to do, whom, by the way, do

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not live in that community.

The third bill is the bill that actually gives the basic right that -- that federal public housing has, and that is the grievance, 1075. This legislation gives a grievance to all residents in the state. And we're asking that the same protection for those who are in federal, are that people in state receive the same type of protection, to be able to grieve such problems to try to work out with the housing authority.

(Inaudible) of these bills that are brought to you today are at no cost to the state, but I -- so I -- I do sincerely thank you for your time, your effort, and I hope to continue to work diligently with this Housing Committee.

Thank you.

Any question?

REP. BUTLER: Thank you.

Are there any questions?

Senator?

SENATOR MCKINNEY: No. I just wanted to comment with respect to the bill on tenant commissioners. And it's something that I was happy to support last year. We sent a bill to the Senate, and --

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JAMES WHITE: Thank you.

SENATOR MCKINNEY: I know we had the votes to pass it in the Senate and House, and hopefully with -- with a lot of bipartisan support, we'll finally get that done this year. I've talked to people about it and it only makes sense.

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to overcome the veto, and they didn't do it.

JAMES WHITE: Well, hopefully we'll get it right this time, like we said.

SENATOR GOMES: Yeah, take some of that extra effort you always have.

JAMES WHITE: I will. And thank you, guys.

REP. BUTLER: Any other questions?

Well, I'd just like to thank you for coming and bringing your testimony today, actually bringing these issues out to the forefront. It helps to have people who actually come here to testify and advocate for these issues.

I'd like to also thank you for coming up on the previous meetings to actually work on some of the opposition views on the tenant council. And hopefully over the next few days we'll work all that out and have a quality bill that comes out that we could all pass and live with, going forward. So, again, thank you for your testimony.

JAMES WHITE: I appreciate your time. Thank you, very much.

REP. BUTLER: Representative Tim O'Brien, followed by Amy Morrill.

REP. O'BRIEN: Thank you, very much. I appreciate, very much, that -- that you've raised Senate Bill 1076, and I've -- like to -- to speak in favor of it.

This is legislation that arises out of a process that -- that was taking place in New Britain regarding the revitalization of -- of public housing. And the purpose of this is to

take an element of the process that -- that we've gone through in New Britain. You know, we've -- as we proceeded with this, since this is the first of its kind, we've been kind of groping in the dark, trying to figure out the best, fairest way of -- of representing all the different interests that there are in -- in revitalizing a public housing project.

Now, I don't agree with everything that has happened in -- in the process of doing that, but I won't belabor that point. This process that is envisioned in this legislation is to make sure that the -- that the residents in the neighborhoods that would be revitalized under any revitalization plan have their interests represented from their own voices.

Now in New Britain, this has happened. And it's happened because the residents, themselves, have organized, have talked amongst themselves, have gotten their neighbors interested in -- in what's going to happen and -- and organizing so that their -- their needs, their interests, their future will be represented in the process of revitalizing; in this case, it was Corbin Heights and Pinnacle Heights Extension. This is a process that should not just be left out by virtue of residents having to compel the -- the powerful interests by moral authority, by organizing to be able to do the right thing. There should be a very clear path by which the residents' voices are -- are represented in that process.

Now, what -- what came about after a lot of groping around in New Britain was the idea that the residents who should be organized amongst themselves would be a -- a very strong partner in the -- in the process of making the decisions and that that partnership would be expressed as part of an agreement with -- in

the case of New Britain, it was actually a three-party agreement between CHFA, which has had control of -- of the state housing for the past few years, the developer, and the residents. So it was called a three-party agreement. And this legislation would envision the process by which that three-party agreement would -- would come into place.

The weakness of the way this legislation is drafted right now, as I'll point out, is that it doesn't actually say that the -- that the -- the residents' organization would -- that there would -- that the decisions, the process, the parts of the agreement would have to contain the -- the essential elements of -- of the revitalization, how it would be done, the things that Mr. White just mentioned. How it would be done; making sure that in the process of the doing the revitalization that -- that the residents' interests are looked after; making sure that, as you look forward to the future, that what are the -- what are your rights to remain in that neighborhood that's being revitalized; what is the governance of the future of what is going to be left behind, whether it is a nonprofit organization or private ownership or still some kind public authority. All of these things, the residents' voices should count and should count strongly.

And that's -- that process should be put down on paper in an agreement, and the -- the process should require that the residents -- that the resident -- that -- that the agreement include the residents so that -- I don't know the exact details of how we will determine if there's any disagreement towards the -- towards reaching that end, but there should have to be an agreement that the residents sign onto for the process to go forward.

And so if I would offer any advice and on altering this legislation the way it's written, it shouldn't just be making sure that they -- that they're involved in this process but that they're involved in the decision.

And so I thank you for bringing this up.

And I'd welcome any questions about what we've gone through.

REP. BUTLER: Thank you, Representative O'Brien.

Senator Gomes, you have a question?

SENATOR GOMES: You mention in New Britain --

REP. O'BRIEN: Uh-huh.

SENATOR GOMES: -- and at this point. Could you tell us a specific development or housing that it happened in, in New Britain; which was it?

REP. O'BRIEN: It was concerning the -- the state family housing in New Britain. There's -- there were -- it's a long and complicated and convoluted process. But it's Corbin Heights and Pinnacle Heights.

SENATOR GOMES: (Inaudible.)

REP. O'BRIEN: Most of Pinnacle Heights now was given over to the city for other use, and that's within the city's bailiwick right now.

There's the Pinnacle -- what's called "Pinnacle Heights Extension" or Jerome Drive that is still -- that is still under the control of CHFA, I think. And -- and the -- and then there's Corbin Heights, and so those -- those two developments.

And it's the -- the question that has -- that I know will probably be cropping up, again and again, with the state's -- the state public housing. You know, and until and unless we can get a real drive to -- to have -- have a comprehensive state housing plan where we're investing in affordable housing in a big way in the state, then, you know, we're probably going to be seeing the need to be able to come up with ways of -- of preserving housing as best as possible.

SENATOR GOMES: Well, I hope -- I hope you hold onto that thought and what you're doing, and we'd like to work and get to know more about your plan and talk you with about it.

REP. O'BRIEN: Absolutely. You know, and I -- I hope that the experience that the -- that the residents have gone through in New Britain, where they worked through -- from their own efforts to make sure that their rights are represented can -- can really be enshrined in -- in a law that will protect the rights of a lot of -- of thousands of people around the state.

SENATOR GOMES: Thank you.

REP. O'BRIEN: Okay. Thank you.

REP. BUTLER: Are there -- excuse me.

Representative O'Brien? Representative O'Brien -- yeah. Representative O'Brien?

REP. O'BRIEN: There's another question for me?

REP. BUTLER: Yes.

REP. O'BRIEN: I'm sorry. I already reclaimed my daughter.

REP. BUTLER: Yes, I guess.

REP. O'BRIEN: I apologize.

REP. BUTLER: Okay. She's going to answer questions.

REP. O'BRIEN: What's that?

REP. BUTLER: Nothing.

REP. O'BRIEN: Oh, yeah.

REP. BUTLER: No. I just had a question about the New Britain experience now.

REP. O'BRIEN: Sure.

REP. BUTLER: In terms of these new -- and sites that were being built there --

REP. O'BRIEN: Uh-huh.

REP. BUTLER: -- was the fear of the New Britain residents that they would build new developments that they would not be able to afford or -- or what --

REP. O'BRIEN: Yes.

REP. BUTLER: -- was -- what was the fears that, of the residents in those areas?

REP. O'BRIEN: That is exactly the fear. And some of the -- what it -- what -- what happens with a -- with a, the housing redevelopment plan is there's -- there's different ways of doing it. So a lot of it depends on how much public subsidy comes -- comes into play to make sure that affordability remains. But one of the options is that you knock everything down and

you just rebuild market-rate housing.

Now, if your income is such that, you know, you can't afford market-rate housing, you're not going to be able to be back in. That's one of the basic things. But also there's the process where you get from Point A, of the starting point, to Point B, where it is finished, where there's a possibility that the existing residents can be completely displaced and that they will never make their way back into the -- into the -- the, whatever the new development is.

And so there's a lot -- there's a lot of -- there's a lot of different and detailed ways that things can go wrong for -- for the residents. And it's important to make sure that -- that there's something in writing where their rights are represented, where they had a hand in creating what that will be.

And it's their neighborhood. You know, there are things where they want to hold -- hold their neighbors accountable too, but there are other areas where they want to make sure that their rights are -- are represented, so that it can be a very strong, healthy, healthy neighborhood in the future, where the -- the problems they experience today aren't there but the -- but the -- the nice things that they like about their neighborhood will still be preserved.

I hope that answered your question.

REP. BUTLER: Yes, as a matter of fact, in a very big way.

But thank you, very much, for your testimony.

REP. O'BRIEN: Great. Thank you.

REP. BUTLER: Any other questions?

All right, thank you.

REP. O'BRIEN: Anything else? No?

REP. BUTLER: All right.

REP. O'BRIEN: Okay.

REP. BUTLER: Yeah.

REP. O'BRIEN: Thank you.

REP. BUTLER: Next we have Amy Morrill, followed by Representative Mary Mushinsky.

AMY MORRILL: Hello. My name is Amy Morrill. I am a public housing resident living at Security Manner in New Britain, at 470 Burritt Street.

I am President of my tenant association and a leader of PH, Public Housing Resident Network. I'm here to testify in support of Senate Bill No. 1075, because I recently first had a -- a poor experience with a grievance procedure.

My story is simple. I am disabled. I have several, severe allergies, and I'm on strict doctor's orders to control my living environment to avoid targeting these allergic reactions. My doctors have written orders to remove the wall-to-wall carpet in my unit at Security Manner in need for -- to -- because of my health. After many attempts to answer unanswered calls, letters or e-mails, I finally submitted a grievance to the management company where I live. Untimely -- untimely, the company has agreed to remove my carpet and put vinyl floor down.

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SENATOR GOMES: Thank you.

REP. BUTLER: Are there any other questions?

Representative Rowe.

REP. ROWE: Not a question but a comment. I --

AMY MORRILL: Uh-huh.

REP. ROWE: I thank you for your -- your testimony and for -- for coming up here. And I'm glad that you were able to make progress on the -- on your grievance, because it certainly was -- was just that -- that you needed to pursue this. And I'm glad it's -- it's -- you've had some success on it.

But thanks, very much, for coming up here, and good luck with everything.

AMY MORRILL: Thank you.

REP. BUTLER: Thank you.

The next speaker is Representative Mary Mushinsky. I don't see her.

So we'll move on to the next speaker, Betsy Crum, followed by Daisy Franklin.

BETSY CRUM: Good morning. Thank you for the opportunity today.

My name is Betsy Crum, and I'm the Executive Director of the Connecticut Housing Coalition. We represent a vibrant, broad network of community based, affordable housing activity all across the state, to more than 250 member organizations that include nonprofit developers, human service agencies, and

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resident associations.

I'm here today to express my strong support for the three bills that have been advanced by the Public Housing Resident Network, which are S.B. 1075, 1076, and House Bill 6461. While I'll speak to each bill individually, please know that they're all bound by a common vision, and that vision is to assure the rights of public housing residents to have a seat at the table in the governance of their housing and a voice in matters that concern their tenancy and their homes.

House Bill 6461, AN ACT CONCERNING THE SELECTION OF TENANT COMMISSIONERS, each housing authority, as you know, in the state is governed by a board of commissioners that's usually comprised of five members, although in some of the largest housing authorities, they can go up to seven-member boards. Connecticut General Statute, Section 8-41 requires one commissioner of the five-member board be a tenant of the housing authority, and in the case of seven-member boards, that there be two commissioners.

All across Connecticut, residents of public housing are actively involved in making their communities a better place to live, and you've heard from some of them today. They care deeply and they work hard to improve their conditions. They want their children to live in a safe, decent environment and expect that the tenant who is serving on their board of commissioners will truly represent their voice and offer their perspective in the deliberations of the housing authority.

They deserve the right to elect their tenant commissioners who are supposed to represent them. This bill provides an option for the

to date been promulgated. We know that DECD staff has indicated their interest in seeing these regulations move forward, and we really look forward to working with them to forge standards that would work for everyone. This bill would require that that happen this year.

And, finally, S.B. 1076, AN ACT CONCERNING RESIDENT PARTICIPATION IN THE REVITALIZATION OF PUBLIC HOUSING, I just want to say that there's -- I believe there's nothing more important to our sense of stability and safety than knowing we have a home and are part of a community. Home is where we raise our children, where we sit down to daily meals, talk over the events of the day, where we sleep at night. Our neighborhood and our community is how we connect and how we get support. It's true for all of us and it's certainly true for public housing residents.

This bill would guarantee residents of state public housing that's subject to sale or revitalization to have a voice in what happens to their homes and communities. This right is already guaranteed by HUD in federal public housing, and it acknowledges that community participation and resident involvement are key ingredients to the ultimate success of any redevelopment plan. Housing authorities, we believe, must consider the advice, counsel, recommendations and wishes of affected residents throughout the development process.

I've attached to this testimony a proposed amendment that would establish a written plan to set forth the process to promote effective resident participation during this process. And we believe that's important to establish high standards for participation and make sure that the residents truly have a seat at the table.

Thank you for your consideration.

REP. BUTLER: Thank you.

Are there any questions?

Senator Gomes.

SENATOR GOMES: Ms. Crum, I just want to congratulate you on your directorship of the housing coalition and I'm --

BETSY CRUM: Thank you.

SENATOR GOMES: I'm glad to be able to work with you. I mean, you've --

BETSY CRUM: Me too.

SENATOR GOMES: -- been right there with us, and I appreciate that.

BETSY CRUM: Thank you, I enjoy working you as well.

SENATOR GOMES: That is right.

REP. BUTLER: Representative Kupchick.

REP. KUPCHICK: Thank you, Chairman.

I just wanted to first say I apologize for being tardy; I had a legislative breakfast this morning. And I will be popping in and out; I have a public hearing across the way, for Bank.

VOICES: (Inaudible.)

REP. KUPCHICK: Well, actually, I just got to talk a lot; I didn't really get to eat.

So I want to thank you, Betty, for coming, and

I, you know, had mentioned when I first joined this committee that I had spent a lot of time working in a congressional office, handling housing issues. And I spent a majority of my time dealing with tenants in public housing and fighting for them, for their rights and for their opportunities to be heard. And -- and I'm sure that everyone in this room understands the frustration when you have an issue to be ignored.

And we -- I worked actually pretty hard with trying to keep the tenant being voted in by the others in the community, because obviously that's someone that everyone feels supportive of. So I'm really glad to see that is happening because that's the way it should be, because people don't feel confident when there's an outside force choosing who the -- to represent the tenants. So I'm fully supportive of that and I -- I appreciate you coming to speak.

BETSY CRUM: Thank you.

REP. BUTLER: Thank you.

Any other questions?

All right, well, before you go, I'd like to actually congratulate you, too, on a new directorship of the Connecticut Housing Coalition.

I would like to also thank you for your work and collaboration on the tenant commissioner bill and just being a strong advocate for housing here in the state.

I have -- I do have a, one question about Bill 1075.

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particularly for the -- I would -- and, you know, I'd have to go back and read the -- the -- I believe that the federal procedures are very strong and in many ways are a good default place if agreement can't be reached on various details.

REP. BUTLER: Okay. Well --

BETSY CRUM: I think that they're a good standard.

REP. BUTLER: All right. Well, thank you for your testimony.

BETSY CRUM: Thank you. Thank you.

REP. BUTLER: Next we have a Daisy Franklin, followed by Carol Martin.

DAISY FRANKLIN: Good morning to the Co-chairs, Senator Gomes and Representative Butler, and absence of Vice-chair Wright.

My name is Daisy Franklin. I'm a public housing resident and am a Section VIII Housing Choice Voucher resident, and I live in Norwalk, Connecticut, at 82 South Main, Apartment 2. And I'm also the Vice-chair, Vice-president of Connecticut Public Housing Resident Network, which is PHRN.

And I'm here to speak in support of the three bills that are before your committee, H.B.N. 6461, S.B.N. 1076, and S.B.N. 1075. Our support for all three bills represent our belief in ourselves, our desire for a strong voice in our community, and a greater respect for the importance of our rights.

PHRN supports H.B. No. 6461. It's very simple. We believe that public housing residents deserve the right to vote for their tenant

commissioner who will represent them in a housing authority board of commissioners as a matter of democratic principles. As many of -- our members have watched in frustration as appointed tenant commissions have made decisions in their commissioner capacity -- were for the tenant, for the resident were not in their best interests for the fellow residents because of their allegiance to their -- pledged to the appointed power. It -- it is time that we put the principle of representative -- representative democracy to work for our public housing community. We respectfully encourage this committee to lead the way in granting public housing residents a democratic right to vote for their tenant commissioner. It is the concept of red, white, and blue, American as good, old-fashioned apple pie.

PHRN all support the S.B.N. 1076. It is based on our strengths with the revitalization plan and process of five different public housing communities, in our five different Connecticut cities and towns, over the last five years, in both parts of Westbrook Village, in Hartford, Corbin Heights, Pinnacle Heights Extension, in New Britain, Chamber Heights, in Meriden, and Allen-O'Neill Homes in Darien.

Groups of thoughtful, committed, public housing residents attempted to participate in the planning process of revitalization of their communities. Where our members were able to achieve a guaranteed seat at the table, their - their participation was welcomed, represented, and genuine. When efforts were rejected, our members were left out of the process. How unfair that some public housing residents in our state have an opportunity to participate in the redevelopment of their communities while other public housing

residents do not have the same opportunities, through no fault of their own.

We believe that S.B. 1076 will put public housing families in the communities on an equal footing, regardless of their -- a right to participate in planning and -- and in their planning and implementation process to revitalizing their communities. It will establish a common standard by which residents, owners, and developers will be able to move forward together.

And, finally, PHRN supports the S.B. 1075. Section 8-68f of Connecticut General Statutes will establish a minimum standard of rights, tenant rights and a grievance process, the protection of commissioners of the Department of Economic Community Development, nearly 20 years ago, and a time to comply is overdue.

And we -- I thank you for hearing me. And we do -- we do want a place at the table and -- and we're just thankful that you're here and for your support that you've given us in the past. And we look forward to support in the future.

Thank you.

REP. BUTLER: Thank you.

Have any questions?

Senator Gomes.

SENATOR GOMES: Another one of our leaders, you know.

DAISY FRANKLIN: Thank you.

SENATOR GOMES: So I want to -- I want to especially

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thank you and some of the leaders that -- that came forth on this resident tenants' bill, for the representation that you need. And you were right there in the front lines. I just want to thank you for being there.

DAISY FRANKLIN: Thank you, Senator Gomes.

REP. BUTLER: Thank you.

I also like to thank you for coming and testifying. I love to see that passion for people who are actually coming here to actually advocate for whatever, you know, they like to see happen. So thank you for coming and sharing with us today.

DAISY FRANKLIN: Thank you.

REP. BUTLER: Next we have Carol Martin, followed by Alton Brooks.

CAROL MARTIN: Good morning.

My name is Carol Martin. I represent Konover. We are the for-profit, affordable housing developer, working on a project in New Britain known at "Corbin and Pinnacle Heights Extension." Much of my comments will echo Representative Tim O'Brien's comments as well as some of the other speakers this morning. But we at our shop have been actively involved with working with residents, and we have executed a tri-party agreement, much of the requirements that I think is the intent of the Proposed Bill 1076, which I would fully support, based on my experience in New Britain under Public Act 0306 which requires residents being active participants and at the table through every stage of the process.

Sometimes developers in these situations are

always placed in a challenging spot where we're juggling financing, goals of the community, and operations. But let me just reassure you that the intent of this bill is actually and successfully in practice right now in New Britain. And to the extent we can build off of that and replicate it under the language in this bill, I -- I would encourage you to support it.

That's really closure to my comments but more than happy to answer any questions that any of you may have.

REP. BUTLER: Thank you.

Senator Gomes.

SENATOR GOMES: I want to especially welcome you here because it's good to see somebody on another side that's given us a hand up and believes in what we're doing. You know, and -- and that's very rare but it's -- it's very needed. And I want to thank you, especially for being here.

CAROL MARTIN: Thanks, Senator Gomes.

And, yeah, I agree. It's good to have other folks, nontraditional folks at this table advocating for such an important law to hopefully get passed.

SENATOR GOMES: You put it the way I meant to say it.

REP. BUTLER: Any other questions? I do.

CAROL MARTIN: Thanks, gentlemen.

REP. BUTLER: I do. I do.

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CAROL MARTIN: Oh.

REP. BUTLER: I do.

CAROL MARTIN: I'm sorry.

REP. BUTLER: Don't run.

CAROL MARTIN: Go ahead, Representative Butler.

REP. BUTLER: Thank you for coming today.

I'm just -- I'm curious how -- how you arrived at this tri-party agreement. Was there a development, these two developments actually go on the drawing board and then through concerns of the residents of existing developments actually come to you and say they wanted to participate in the process and you actually, you know, actually felt that you were willing to enter into a collaboration at that point? How did this all develop?

CAROL MARTIN: Yeah. No, it's a great question. The legislation that was written under the public act actually required that the residents be a part of the process. So whether we came willingly or because the law required us -- I would like to think it was willingly, and I would hope the residents would support my observations on that -- but basically it became the owner, the developer, and the residents, the resident leadership sitting around a table and identifying how the residents would participate and at what points that they would be able to advocate for the project, because what we soon realized very early on, because it's such a large project, that the residents were probably the strongest advocate in lining up financing for the project. I'm sure you folks can appreciate that in this budgetary situation we're in.

So to not have them, obviously the -- the merits of having folks have their own voice, that will never, obviously, be disputed in -- in a democracy. But the fact that they actually -- although they weren't writing any checks -- they were able, obviously, to advocate for something very personal in their community that resonates with you folks, obviously. And it's important you hear their voices.

So to that end, it was basically get around the table. It took us probably, I'm going to guess, somewhere between six and seven meetings to transact it. It then had to pass through our attorneys and a few other attorneys, but we were able to get over the hurdle and what I would consider it, a very reasonable time.

REP. BUTLER: All right. Thank you.

One other thing: So, all right, as a part of this, was some local ordinance put in place to actually start this collaboration; is that what you're talking about, a public act?

CAROL MARTIN: No. It was a state law that actually ex-Senator DeFronzo, from New Britain, and Representative Tim O'Brien, with the assistance of folks up at DECD and the (inaudible) housing fines that they actually drafted back in 2003.

REP. BUTLER: Oh, okay. Well, that was before my time here, you know. That's his --

CAROL MARTIN: Mine too.

REP. BUTLER: Oh, we have one more question.

Senator Gomes.

CAROL MARTIN: Sure.

SENATOR GOMES: I just wanted to mention that you mentioned some people just now that -- that's why things work very well up in New Britain. You got some very good people there, and I'm -- it's -- they seem to -- they gel together, even the -- even the Representatives up here and the Senators up here from New Britain. In New Britain, they work together; therefore, they get things done.

CAROL MARTIN: Thank you.

REP. BUTLER: Thank you for your testimony.

Okay. Speaking of New Britain, we have --

A VOICE: (Inaudible.)

REP. BUTLER: -- the elder statesman from New Britain, Mr. Alton Brooks, followed by Jeff Gentes.

ALTON BROOKS: Thank you, Representative, and to my good friend, Senator Gomes, and other Co-chair, and other members of the Housing Committee. It gives me pleasure to come and speak to you this morning on some issues and to thank you also for what you've been doing and doing in the past, and -- and what I hope you will do and get done this time around.

My name is Alton Brooks and I live in Interfaith Housing Development in New Britain. And I am Chair of the Housing Committee of the Human Resource Agencies of New Britain, that's the Community Action Agency. And we work with all of the tenant groups in the City of New Britain, many of those you've been hearing this morning. We were involved in some of the -- many of -- in many and mostly all of those

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issues.

I'm from the old school, and I heard my parents and people talk about your home, and I heard often that your home is your castle and that you should treat it as such, and that you should look to your home as being your castle.

Housing is very important to individuals and to families. It helps them to -- in establishing their self-esteem, the individuals, children, and the -- the parent. It also helps the family and children in their peace of mind. So our housing stock and how housing is handled throughout is very important to our citizenry of the State of Connecticut and this country.

So the -- I'm here today to talk about three -- to be supportive of three bills that will help this to happen to thousands of individuals and families throughout Connecticut, if we can get these bills through. One is bill, House Bill 6461 to elect the tenant commissioner. That is a no-brainer that everybody needs their own representation.

In New Britain, for years, the -- the tenant representative is selected by the mayor. The person there now is selected by the mayor. And these persons are not necessarily sensitive to the needs and to the wellbeing of the tenants. They're -- they are there to, you know, at the wishes of the mayor and -- and the housing authority in many ways. So I think that it is imperative that the tenants have their own representative that is sensitive to their need and that they can go to this person and they can have the ear of the board of commissions of the housing and the -- and the administrative staff.

The next bill is bill, Senate Bill 1076, their

right to participate in revitalization planning. You heard Representative Tim O'Brien and the representative from Konover Developers, and I definitely -- oh. Okay, so I --

A VOICE: (Inaudible.)

ALTON BROOKS: I see.

A VOICE: (Inaudible.)

ALTON BROOKS: Okay. I've said ditto to that, to what Tim O'Brien and that representative said, and the grievance procedure also.

And I would say that I like what Senator Gomes said about a -- the state having a comprehensive housing -- housing (inaudible), that you have a -- it's comprehensive housing program in your housing -- in your Housing Committee that it be -- it include all housing and that -- that is -- would help all of our persons in all of our various housing developments and the state, federal, and private.

Thank you.

Any questions?

REP. BUTLER: Thank you, Mr. Brooks.

Any questions?

Senator Gomes.

SENATOR GOMES: I'm going to say something.

ALTON BROOKS: Yes.

SENATOR GOMES: It might be funny, but Kim is sitting back there and her daughter, we worked

in a recent campaign. And every time I would introduce somebody that I know for a long time, and the first -- I made a mistake of telling somebody we go way back. So every time I introduce anybody that -- the kids would all get together in the campaign, they said, "Ed Gomes goes way back." Well, me and Alton go way back. I've known Alton for a long time.

ALTON BROOKS: Yes, sir.

SENATOR GOMES: We go way back.

ALTON BROOKS: Yes.

SENATOR GOMES: And I was -- I'm happy to see you here, Alton.

ALTON BROOKS: Good to be here just to see you, Senator.

SENATOR GOMES: A lot of people don't know but Alton works upstairs in the -- in the Senate chambers when we're in session.

ALTON BROOKS: (Inaudible.)

SENATOR GOMES: And you're still around. And --

ALTON BROOKS: Absolutely.

SENATOR GOMES: -- thank you. Well, you -- you been around, and when we met each other, we were -- we were advocating for different things. And all -- all of these years, we keep meeting up.

ALTON BROOKS: Yes. Yes.

SENATOR GOMES: Nice seeing you.

ALTON BROOKS: Nice seeing you, Senator.

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REP. BUTLER: Thank you, Mr. Brooks, for your testimony. And your reputation -- reputation for your civic involvement actually precedes you. So thank you for your continued support and civic involvement.

ALTON BROOKS: Thank you, Representative.

And I'm -- I'm pleased to continue trying to -- trying to help.

REP. BUTLER: Right.

ALTON BROOKS: And good to see young folks like you all pick up --

REP. BUTLER: Yeah.

ALTON BROOKS: -- and carrying on.

Thank you.

REP. BUTLER: All right. Next we have Representative Mary Mushinsky, the new Dean of the House of Representatives.

REP. MUSHINSKY: Thank you.

REP. BUTLER: Welcome.

REP. MUSHINSKY: Thank you, Mr. Chairman and Mr. Chairman. Me -- Martin (inaudible) and myself. I am here again in support of a -- a bill we worked on last year, Senator Gomes, AN ACT CONCERNING THE SELECTION OF TENANT COMMISSIONERS, new bill number 6461. I support this bill because it would create a democratic, and I spell that with a lower case d, a democratic process for selection of a commissioner representing tenants' interest on the local housing authority.

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said he will sign the bill. So I hope the Committee will support this change to provide a democratic process and a stronger tenant voice.

And while I'm up here, I -- I noticed there are two other bills on the agenda which would also help -- would've helped in or situation. Senate Bill 1076, for THE RIGHT TO PARTICIPATE IN REVITALIZATION PLANNING. That certainly would've helped in this -- in this move to throw out the tenants and sell the properties.

And also THE RIGHT TO A GRIEVANCE PROCEDURE, Senate Bill 1075, which would've allowed a formal process of grievance for these people who were dislocated. So thank you for raising the bills, and thank you for your support of the bills.

REP. MUSHINSKY: Thank you, Mr. Chairman and Mr. Chairman. Me -- Martin (inaudible) and myself. I am here again in support of a -- a bill we worked on last year, Senator Gomes, AN ACT CONCERNING THE SELECTION OF TENANT COMMISSIONERS, new bill number 6461. I support this bill because it would create a democratic, and I spell that with a lower case d, a democratic process for selection of a commissioner representing tenants' interest on the local housing authority.

As we know, the tenant representative is always outnumbered, and therefore cannot dominate the housing authority's board. Yet it is important that the tenants' lone voice is a pure expression of the tenants' concerns. This is the voice that will advocate for quicker repairs, lower prices, the right to know for tenants, and other matters that might be in conflict with priorities of the housing authority.

In my town of Wallingford, local tenants have stated that the tenant representative could become a bolder voice if not beholden to the appointing power of the -- of the housing authority or the council for that matter. At various times in the history of our local housing authority, major decisions were made to sell off affordable units over the strenuous objection of the tenants who were living there, limit public question and answer opportunities at meetings, and limit the ability of a newly formed tenants' organization to recommend their own tenant representative.

In Wallingford, tenants were not asked or suggested names or even notified that there was a vacancy on the housing authority. So this Bill 6461, would use a democratic process, a tenant organization election, to ensure that the tenants' representative is truly the choice of the tenants. The process could be supervised by a local civic organization, for example, the League of Women Voters, and the small cost could be paid for by the membership fees of the tenant organization or federal HUD funds.

A similar bill passed -- with this committee support, a similar bill passed in 2010 but was vetoed. We now have a new Governor with a different point of view on the bill who has said he will sign the bill. So I hope the Committee will support this change to provide a democratic process and a stronger tenant voice.

And while I'm up here, I -- I noticed there are two other bills on the agenda which would also help -- would've helped in or situation. Senate Bill 1076, for THE RIGHT TO PARTICIPATE IN REVITALIZATION PLANNING. That certainly would've helped in this -- in this move to throw out the tenants and sell the properties.

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REP. BUTLER: Okay. Neil Griffin.

NEIL GRIFFIN: I guess I can say good afternoon now. Good afternoon, Representative Butler and members of the Housing Committee. My name is Neil Griffin, I'm the Senior Vice President of Connecticut NAHRO and the Executive Director of the Glastonbury Housing Authority. I -- we submitted written testimony on several of the bills that you're having a hearing today on. I would like to speak in particular about three of them.

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First House Bill 6461. I'd like to thank the Committee and the Speaker's Office for generating the opportunities to discuss the technical revisions to the bill. We look forward to help produce a successful bill for you to pass this year. My testimony was submitted based upon the bill as it was written. As we've been working, we've had some resolutions particularly on the how to define a bona fide tenant organization. I think we've come to some agreement to use the CFRs to try to develop that resolution.

We still are working out some of the other technical revisions we'd like to see to make this a successful bill, particularly the conflicts with the federal requirements where there is federal properties involved. The cost of elections and speedy results of elections, as Representative Mushinsky just mentioned, we would probably be in favor of some sort of ability for the tenant associations to pay for those costs, particularly if there is a contested election if the state is not receiving any subsidy into the state programs, we have some concerns about the fiscal liability that that exposure could create for the housing authorities or municipalities.

those are in 6461.

Senate Bill 1076 which is the revitalization bill, the concept as it stands we don't have any issues with the concept of involving tenants in participation. As a matter of fact, it's required under 8-64a in disposition for the state. We just have some again technical issues with the way the bill is crafted. We think there needs to be much more -- much greater detail.

We'd certainly like to take the opportunity to look at the process that was run in New Britain and try to learn from that to develop a sound process to put forward. We think it needs a little more study to develop a better bill that's going to be able to be manageable and successful in its implementation going forward.

6052, the bill regarding supporting housing, we had similar concerns to those raised by Representative Wright. We're really -- we do not believe -- we're strongly opposed to the requirement of a 10 percent set-aside for units that are revitalized. This could have the unintended effect of displacing existing residents from these properties out so that 10 percent of them could be set aside for supportive housing. And with the buzzer, I'll cut it off at that and leave it for any questions you may have.

REP. BUTLER: Thank you. Are there any questions?
Senator McKinney.

SENATOR MCKINNEY: Thank you. With respect to this -- the selection of tenant commissioners, what the -- what's the conflict of interest that you see?

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NEIL GRIFFIN: The only part of it we see is in the

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voting on the state rents. It was a piece that the Legislature amended in the 70s to remove the conflict of interest from the Supreme Court decision regarding the New Haven Housing Authority. Because of the structure and the way rents are set at the -- on the state properties, we still see the conflict there as they're directly setting the rents that they're going to pay.

Where on the federal level there's a stronger regulations where the formulas create the rents. There's policies to set minimum rents, but they can be waived through hardships.

SENATOR MCKINNEY: But whether -- whether we allow tenants to elect a commissioner or maintain the current system where say a mayor (inaudible) or town council can appoint commissioners, that doesn't impact the issue of a conflict of interest, right? I mean --

NEIL GRIFFIN: Not in the election --

SENATOR MCKINNEY: A mayor -- a mayor can appoint a commission -- a tenant, right?

NEIL GRIFFIN: Correct. Correct. That's not the part that we were saying creates the conflict. It's more that specific provision --

SENATOR MCKINNEY: Okay. So the opposition is not to -- are you also opposed to allowing tenants to elect a commissioner?

NEIL GRIFFIN: Oh, no, sir.

SENATOR MCKINNEY: Okay. Thank you.

REP. BUTLER: Thank you. And I would like to thank you for your testimony. I'd also like to thank you for actually working with us, giving us

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your feedback on this, trying to work out language that we can go forward with. And we're going to really look at how to, you know, incorporate everything to make this go forward, and actually provide some representation for these residents. And actually I do want to ask you your -- now you were supportive of 1076?

NEIL GRIFFIN: 1076, that was the revitalization bill, I believe?

REP. BUTLER: Yes.

NEIL GRIFFIN: The concept we don't have an issue with, but and as I said it's required in 8-64a for disposition of properties presently. The revitalization just tries to -- appears to try to strengthen that language. In talking with industry members and attorneys that do closings and tax credits, financing, and the investors, there was some concern over how that memorandum of binding -- binding memorandum agreement is drafted.

There was some concern about the way the language is written, it could have a chilling effect on some of the tax credits investors from some of the attorneys and developers that we talked with. But as -- as a whole we think that through some technical revisions that could be a very successful bill.

REP. BUTLER: Okay. Well, if there is some actual language that you can provide that you think would clear up that technical -- these technical issues, please share it with this Committee as we go forward. And look forward to continuing to work with you to make these housing policies work.

NEIL GRIFFIN: Thank you. It's been a pleasure with you Representative Butler.

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enter the program. Usually those are time limited, often two to three years, that kind of thing, in my experience.

REP. WRIGHT: Thank you.

BILLY BROMAGE: You're welcome.

REP. BUTLER: Thank you for your testimony.

BILLY BROMAGE: Thank you.

REP. BUTLER: We're down to our last three speakers so -- that have signed up. Next we have Kim McLaughlin followed by Raphie Podolsky.

KIM MCLAUGHLIN: Good afternoon. My name is Kim McLaughlin, I'm an organizer with the Connecticut, boy -- you know, I was just about to thank you for how supportive you've been of all the speakers this morning. But I'm an organizer with the Connecticut Housing Coalition and the Connecticut Public Housing Resident Network. And I did want to begin by thanking you for being so supportive of the speakers and making it such -- a much easier thing to think about coming here and testifying because of the way -- your reception. So thank you very much.

You have heard testimony from many leaders in our two organizations about -- in support of three bills this morning, House Bill 6461, Senate Bill 1076, and Senate Bill 1075. I'm not here to repeat any of the testimony or the reasoning that they put before you this morning.

I am here to let you know that our organization's support of all three bills is firmly based in our experience, the experience of our members as they have pursued their

rights and responsibilities as residents who really care very deeply about their community. So they have been very active in many areas, but three in particular are addressed by these three bills.

So I want you to know that, again, that the -- that our support for the bills is experience-based. And I want to tell you two very specific experiences in cities unnamed that I think relate why our support for these three bills is -- is based on our members experience.

In one city our members came forth with the name of a leader, another resident that they very much respected and wanted to put forth as a possible resident commissioner candidate. The process went forth and that woman was appointed. She attended essentially every single meeting of the commission through the year that she served.

After that, although our members put forth her name again when her position, you know her term was up, there was a -- a different person was vetted. Residents were not allowed to be part of the process. A new commissioner was appointed in November. And since that time, in the last four months, out of eight commissioner meetings, that commissioner has only been in attendance at three out of the eight meetings.

So as you can imagine, the residents in that -- in those communities in that city very much feel very disenfranchised from the process and feel that they have no voice and that their concerns are not taken seriously by the very commissioner that is -- is -- should be representing them. So that's one -- that's just one example of why the House Bill 6461 is so important to our members.

on paper, the devil is in the details.

How is that applied, how is it, you know, utilized, and what -- what rights do the residents have. So we would very much like to be a part of establishing what the grievance procedure -- the specifics of that grievance procedure will be as we go forth in working with Department of Economic and Community Development.

Our members have lots of experience such as I just explained to you that they can relate that I think will help shape a fair grievance procedure and tenant rights policy that can be put into state law. So thank you very much. I appreciate your -- your patience.

REP. BUTLER: Thank you. It's the least we could do seeing that we rang the bell right up front. I figure we'd give you a little leverage here.

KIM MCLAUGHLIN: Thank you.

REP. BUTLER: Are there any questions? Great. Thank you very much.

KIM MCLAUGHLIN: Thank you.

REP. BUTLER: Next we have Raphie Podolsky followed by Amanda Girardin.

RAPHIE PODOLSKY: Thank you -- thank you, Mr. Chairman. My name is Raphie Podolsky, I'm a lawyer with the Legal Assistance Resource Center which is part of the Legal Aid Programs. I am going to try to very quickly get through ten bills in three minutes. We'll see how this works.

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SB1076

HB6467 HB6051
HB6462

HB6464 HB6463
HB6052 SB467

First of all, in -- in my written testimony, I've grouped the bills into kind of three

subgroups. The first of those are the three bills that deal with public housing. You've heard a lot about those bills. That's bills number 6461, which is the selection of tenant commissioners, Senate Bill 1075, the grievance procedure, and Senate Bill 1076, resident participation in revitalization. I would say to you we were in favor of all of those. I'm not going to go into any detail at this point.

I would note in regard to the grievance procedure bill, we've had a statute on the books for now 22 years requiring the Department of Economic and Community Development to set minimum standards for what those grievance procedures should be. And that bill really just tries to move that along so that we do get those minimum standards. The previous witness indicated one of the problems when you don't have minimum standards, that you may get certain oddities in what the procedures are that are used.

The second group of bills are what I call urban revitalization bills. Chairman Butler knows that these were developed with -- with someone from a landlord group in -- in Waterbury. And they were designed primarily to provide some support to small landlords, owner-occupants of buildings with four or fewer units. And those three bills are House Bill 6467, House Bill 6051, and House Bill 6462.

The first one, 6467, is designed to -- to work with the HERO program, which is a CHFA program to find a way to make it possible for someone to use that program to rehab a building that will be then be under -- under ultimately CHFA supervision that will ultimately be resold to an owner-occupant rather than the rehabber having to become the owner-occupant.

TESTIMONY SUBMITTED TO THE HOUSING COMMITTEE
March 1, 2011

Ronald Angelo, Acting Commissioner
Department of Economic and Community Development

The Department of Economic and Community Development would like to submit comments on several bills appearing before the Housing Committee today. They are as follows:

HB 6462

Senate Bill 1075, An Act Concerning Public Housing Grievance Procedures

While DECD appreciates the intent behind this bill, it is simply not needed. This bill would require DECD to adopt regulations under C.G.S. 8-68f by a certain timeframe, which is already mandated in statute. Due to outstanding interpretations and conflicts these draft regulations have been delayed. DECD has redrafted these regulations and is preparing to reconvene a meeting with all interested stakeholders to finalize. Once compromise language can be agreed upon, the department will be submitting them to the Regulations Review Committee. Therefore the department believes this new mandate is unnecessary because these regulations will be finalized well prior to this legislation being enacted.

Senate Bill 1076, An Act Concerning Resident Participation in the Revitalization of Public Housing

DECD cannot support this bill in its current form. DECD understands the need for open communication and public input, especially with regard to the revitalization and redevelopment of our state and federal public housing units. As currently written this bill has the potential to prevent public housing authorities from meeting their obligations in a timely and cost effective manner, potentially usurping the statutory decision-making authority of these municipally appointed boards. Additionally, potential conflicts could arise by allowing DECD to be a mediator between housing authorities and citizens. DECD has a social and financial obligation to Connecticut taxpayers and therefore should not be placed in the middle as a neutral body.

House Bill 6052, An Act Concerning Supportive Housing

While DECD supports the intent of this bill, it is simply not needed. This bill would require that 10% of all affordable housing units DECD and the Connecticut Housing Finance Authority construct per year would be designated as supportive.

TESTIMONY SUBMITTED TO THE HOUSING COMMITTEE
March 1, 2011

Susan Whetstone, Interim President-Executive Director
Connecticut Housing Finance Authority

Senator Gomes, Representative Butler and members of the Housing Committee, my name is Susan Whetstone, Interim President-Executive Director of the Connecticut Housing Finance Authority (CHFA). On behalf of CHFA, I am providing my comments on legislation before the Housing Committee.

HB 6052
HB 6467

Senate Bill No. 1075 An Act Concerning Public Housing Grievance Procedures

S.B. 1075 clarifies the scope and requires the Department of Economic and Community Development to promptly adopt regulations under section 8-68f (Tenants' rights and grievance procedures). The Department is currently in the process of completing the regulations and anticipates submittal to the regulation review committee in the near future. CHFA recommends that the legislation is not necessary.

Senate Bill No. 1076 An Act Concerning Resident Participation in the Revitalization of Public Housing

CHFA recognizes the value of open communication and consultation between PHA residents and the broader community in regard to the major physical reconstruction of public housing and community rebuilding efforts. Soliciting input and advice from the affected residents, as well as the broader community, allows PHAs to build support for the community rebuilding effort as a whole.

Public/resident participation should not solely be defined, nor prescribed as creating and sustaining tenant organizations. Rather, public input should be made much broader, granting all residents equal opportunity to provide feedback to the public housing authority (PHA) on all matters concerning planning; implementation and monitoring of the revitalization or disposition of the project.

(over)



**Connecticut
Housing
Coalition**

Housing Committee
Public Hearing
March 1, 2011

Testimony of Betsy Crum,
Executive Director, Connecticut Housing Coalition

Support:

S.B. 1075 - AAC PUBLIC HOUSING GRIEVANCE PROCEDURES.

S.B. 1076 - AAC RESIDENT PARTICIPATION IN THE REVITALIZATION OF PUBLIC HOUSING.

H.B. 6461 - AAC THE SELECTION OF TENANT COMMISSIONERS.

Thank you for the opportunity to testify today. My name is Betsy Crum, and I am the Executive Director of the Connecticut Housing Coalition. The Connecticut Housing Coalition represents the broad, vibrant network of community-based affordable housing activity across the state. Our more than 250 member organizations include nonprofit developers, human service agencies, resident associations, and diverse other housing practitioners and advocates. Founded in 1981, the Coalition works to expand housing opportunity and to increase the quantity and quality of affordable housing in Connecticut.

I would like to express my strong support for the three bills before you that have been advanced by the Public Housing Residents' Network: S.B. 1075, S.B. 1076 and H.B. 6461. While I will speak to each bill individually, please know that they are all bound by a common vision: to assure the rights of public housing residents to have a seat at the table in the governance of their housing, and a voice in matters that concern their tenancy.

► H.B. 6461 – AAC The Selection of Tenant Commissioners

Each housing authority in the state is governed by a board of commissioners, usually comprised of five members, although the largest housing authorities (with more than 3000 units) may have seven-member boards. C.G.S. Section 8-41 requires that one commissioner of a five-member board be a tenant of the housing authority, and that two commissioners of a seven-member board be tenants.

All across Connecticut, residents of public housing are actively involved in making their communities better places to live. They care deeply and work hard to improve the conditions of public housing. They want their children to live in an environment that is safe and decent. And they expect that a tenant who is serving on the housing authority's board of commissioners will truly provide a tenant's voice, offering the tenants' perspective in the deliberations of the local

► S.B. 1076 – AAC Resident Participation in the Revitalization of Public Housing

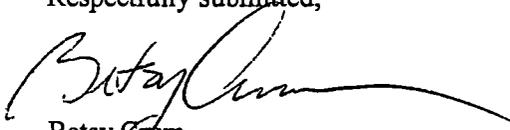
There is perhaps nothing more important to our sense of stability and safety than knowing we have a home and are part of a community. Home where we raise our children, sit down for our daily meals, talk over the events of the day, and where we sleep at night. Our neighborhood and community are how we connect with others and get support. This is true for all of us, including public housing residents.

S.B. 1076 would guarantee that residents of state public housing that is subject to sale or revitalization would have a voice in what happens with their homes and communities. This right, already guaranteed to tenants of federal public housing, acknowledges that resident and community participation are key ingredients to the ultimate success of any project plan. It also recognizes that public housing is not simply real estate, but is someone's home. As such, Housing Authorities must consider the advice, counsel, recommendations and wishes of the affected residents throughout the development process.

Attached to this testimony is a proposed amendment that would establish a written plan to set forth the process to promote effective resident participation during the planning, implementation and monitoring of activities. We believe this is important to ensure high standards for participation and that residents truly have a "seat at the table".

Thank you for your consideration.

Respectfully submitted,



Betsy Crum
Executive Director

Attachment: Proposed substitute language for H.B. 6461; Proposed amendment for S.B. 1076

Testimony of Mr. James White before the Housing Committee in support of :

House Bill # 6461- An Act Concerning the Selection of Tenant Commissioners
Senate Bill # 1076-An Act Concerning Resident Participation in the Revitalization of Public
Housing
Senate Bill # 1075- An Act Concerning Public Housing Grievance Procedures

March 1, 2011

Hello, my name is James White and I live at 22 Lourdes Court in Meriden CT. I am the President of the Public Housing Resident Network and I am the Resident Commissioner for the Meriden Housing Authority. The Public Housing Resident Network is a statewide organization made up of residents in both state and federal public housing who work together to not just talk about the problems in public housing but more importantly to work on the solutions to those problems. We seek to work with housing authorities to address mutual concerns.

First, let me say as the President of PHRN I would like to thank the Housing Committee for their support of our efforts over the years to insure that residents of public housing are no longer viewed as second class citizens and that as residents living in Connecticut we are as vital a part of the make-up of this state as everyone else is. So thank you.

Having said that, the three bills before you today speak specifically to ensuring that residents are indeed a part of the process and have a voice in those things that have such a strong impact on them and their families, as well as protection of those rights..

The resident commissioner's legislation (House Bill #6461) asks only that public housing residents are afforded the same right as everyone in this country has and that is you should elect who will represent you. To do otherwise would be nothing short of a dictatorship.

The legislation regarding resident participation in the revitalization of public housing (Senate Bill #1076) speaks directly to a very real fear and concern that residents have when their community is under redevelopment. Our fears and concerns are: 1) what will my community look like after revitalization, 2) will it still be a place I can raise my family, 3) will I be able to afford to live here after revitalization!, and 4) most importantly, will I be displaced through no fault of my own and be forced to leave a community that has been my home for so long. Without being a part of the process, not having a seat at the decision-making table, and not having a voice in the decisions that impact me and my family, my only choice is to accept whatever housing authorities and developers choose to do. By the way, the developers and housing authority administrators do not live in my community!

The legislation regarding the grievance procedure (Senate Bill #1075) is basically stating that whether you live in state or federal public housing you should be entitled to the same protection and enforcement of your rights and have the same basic rights as everyone.

I sincerely thank you for giving myself and PHRN members an opportunity to speak to you today.

Thank you

**Testimony of Ms. Daisy Franklin before the Connecticut Legislature's
Housing Committee in Support of House Bill #6461, Senate Bill #1075, & Senate Bill #1076
March 1, 2011**

Hello. My name is Daisy Franklin. I am a Section 8 Housing Choice Voucher resident from Norwalk and the Vice President of the Connecticut Public Housing Resident Network, Inc. (PHRN). I am here to speak in support of three bills that are before your Committee: 1) House Bill #6461, 2) Senate Bill #1076, and 3) Senate Bill #1075. Our support for all three bills represents our belief in ourselves, our desire for a stronger voice in our communities and a greater respect for the importance of our rights.

PHRN's support of House Bill #6461, An Act Concerning the Selection of Tenant Commissioners, is very simple. We believe that public housing residents deserve the right to vote for the Tenant Commissioner who will represent them on their housing authority board of commissioners as a matter of democratic principle. Many of our members have watched in frustration as appointed Tenant Commissioners have made decisions in their Commissioner capacity that were not in the best interest of their fellow residents because their first allegiance was pledged to the appointing power. It is time to put the principle of representative democracy to work in our public housing communities. We respectfully encourage this Committee to lead the way in granting public housing residents the democratic right to vote for their Tenant Commissioner. It is a concept that is as "red, white and blue" American as good old-fashioned apple pie.

PHRN's support of Senate Bill # 1076, An Act Concerning Resident Participation in the Revitalization of Public Housing, is based on our experience with revitalization planning processes in five different public housing communities in five different Connecticut cities and towns over the last few years. In Bowles Park and Westbrook Village in Hartford, Corbin Heights Pinnacle Heights Extension in New Britain, Chamberlain Heights in Meriden, and the Allen O'Neill Homes in Darien, groups of thoughtful committed public housing residents attempted to participate in the planning processes for the revitalization of their communities. Where our members were able to achieve a guaranteed seat at the table, their participation was welcomed, respected, and genuine. Where their efforts were rejected, our members were left out of the process. How unfair that some public housing residents in our state have the opportunity to participate in the redevelopment of their communities while other public housing residents do not have the same opportunity through no fault of their own! We believe that Bill #1076 will put all public housing families and communities on equal footing regarding their right to participate in the planning and implementation process to revitalize their communities. It will establish a common standard by which residents, owners, and developers will be able to move forward together.

And finally, PHRN supports Senate Bill # 1075, An Act Concerning public Housing Grievance Procedures. Section 8-68f of the Connecticut General Statutes called for the establishment of minimum standards for tenants rights and grievance procedure protections by the Commissioner of the Department of Economic and Community Development nearly 20 years ago. The time to comply with the law is overdue.

Thank you very much for allowing me this opportunity to testify before your committee.

S.B. 1076 - AAC Resident Participation in the Revitalization of Public Housing

Proposed Amendment

Submitted by:

Public Housing Resident Network
& Connecticut Housing Coalition

For more information:

Betsy Crum, 860-563-2943 x12, betsy@ct-housing.org

Jeffrey Freiser, 860-836-8545, jeff@ct-housing.org

Kim McLaughlin, 860-563-2943 x11, kim@phrn.org

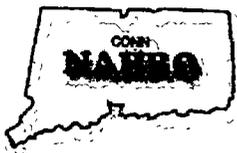
SB 1076/LCO 3620

In line 26, after "activities", insert the sentence:

Such methods, and any agreement establishing such methods, shall include a written plan that sets forth a specific and ongoing process to promote effective resident participation and protect the interests of residents during the planning, implementation and monitoring of the major physical transformation or disposition activities.

Explanation:

Resident participation methods may vary widely, from a limited number of hearings to more extensive involvement activities in which residents are genuinely "at the table" as decisions are made throughout the process. It is important that the bill provides high standards for the resident participation



National Association of Housing and Redevelopment Officials

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**Testimony of
 Neil J. Griffin Jr.
 Senior Vice President
 Housing Committee
 March 1, 2011**

Good-afternoon my name is Neil Griffin and I am the Senior Vice President of Conn-NAHRO and the Executive Director of the Glastonbury Housing Authority. Conn-NAHRO represents over 112 Connecticut housing authorities and other non-profit and community development member agencies. Member agencies have the responsibility of effectively managing or administering housing for 150,000 families/individuals and over 62,000 housing units in Connecticut.

Speaking on behalf of Conn-NAHRO's Executive Board and member agencies I would like to express support for HB 6462, HB 6464 and SB 734. I also would like to express our opposition to HB 6052, SB1076 and SB 467 and to provide comment on SB 1075.

HB 6462

Conn-NAHRO would welcome the study HB 6462 proposes. We support the study of the current housing programs and their ability to meet the housing policies there were created for. We believe this is a great opportunity to study the cost benefit of existing programs and identify programs that are not currently receiving adequate funding. The data developed could lead to suggested improvements to enhance existing programs. Overall this data will help in developing and improving the State's long term housing policy.

HB 6464

Conn-NARHO supports HB 6464. It is important for both the municipality and the landlord to have the statutory ability to recover their costs for removing and storing evicted tenants personal belongings. Our members' general observations are that most evicted tenants do not leave many if any items of value behind. Therefore we do not hold out much hope for recovering any of our costs incurred by this process; it is important to provide the legal ability to do so if such opportunity were to occur.

SB 734

Conn-NAHRO supports SB 734. It has been brought to our attention that during these difficult times that some individuals have taken advantage of abandoned or foreclosed properties and purported to be the landlord of the property. In doing so, these landlord impersonators have defrauded unsuspecting renters of deposits or initial rent payments leaving the renter out the money and without housing. Therefore we support the SB 734's proposed changes.

SB 467

While Conn-NAHRO's members support providing residents a detailed itemized list of charges offset against a security deposit we have some concern over the additional language SB 467 adds to this statutory requirement. We believe the itemized invoice already adequate provides explanation of why the money was withheld from the security deposit so we do not fully

understand the reason for the additional language found on lines 28 and 29 of the proposed bill. We believe if a landlord withheld an amount from a security deposit with justification and did not just maliciously falsify the data that treble damages is too extreme of a penalty if a judge disagrees with the landlord. Conn-NAHRO would recommend changing the language to reflect a willful or malicious intent to withhold money from a security deposit under false pretense could result in treble damages. Finally we question the need to add the burden of proof language found on lines 63 and 64 of the proposed bill if as a matter of practice the courts already require landlords to have the documentation showing an amount due to the landlord to be able to offset the security deposit.

In addition we would seek SB 467 amend the interest rate that is paid on security deposits to match the amount provided for by the deposit index as set by the state and to allowing housing authorities to hold security deposits on elderly and disabled residents beyond one year as current law presently restricts and to set the interest rate on these security deposits to be equal to the deposit index as set by the state and not 5 ¼% as presently required by CGS 47a-22a.

SB 1076

Conn-NAHRO opposes SB 1076 as written. Conn-NAHRO does not oppose a bill that would allow for resident associations to have an ongoing ability to participate in the planning and implementation of the revitalization of a public housing property. However we have technical concerns with this bill as it is written that we fear could have a chilling effect on tax credit investors and other investors that could play pivotal positions in the preservation of our low income housing. Presently under 8-64a there are some requirements similar to the intent of this bill and perhaps enhancing these requirements might be a better solution then creating a shole new process.

This bill needs to better clarify the details of a binding memorandum of agreement (MOA), failure to do so could lead to prolonged delays in negotiating the content of the MOA that could significantly harm the ability of a property to effectively compete for funding to revitalize.

Section C requires DECD or CHFA to make an express finding of compliance with the act or they must withhold funding. The severity of this clause alone requires SB 1076 to more clearly identify the threshold requirements for compliance.

We believe the definitions need to be reviewed to identify if they are reasonable based upon some existing models or data that justifies the thresholds.

In closing we would extend an offer to work with the committee in developing a proposal that balances tenant input with investor concerns for all funding sources including tax credit, private debt service, federal and state funds.

HB 6052

Conn-NAHRO strongly opposes HB 6052 and its requirement that all substantially rehabilitated units set aside 10 percent of their units for the chronically homeless. The concept of helping one important cause, supportive housing, at the loss to another precious resource low income housing is unacceptable. The state has already determined that it does not have enough affordable housing and removing 10% of its affordable housing stock to fix another problem in the state only exacerbates the lack of affordable housing issue.

Testimony of Kim McLaughlin before the Connecticut Legislature's Housing Committee in Support of House Bill #6461, Senate Bill #1076, and Senate Bill #1075

March 1, 2011

My name is Kim McLaughlin. I am an organizer for the CT Housing Coalition and the CT Public Housing Resident Network, Inc. (PHRN).

Many CT Housing Coalition and Public Housing Resident Network staff and leaders have spoken to you today in support of House Bill #6461, An Act Concerning the Selection of Tenant Commissioners, Senate Bill #1076, An Act Concerning Resident Participation in the Revitalization of Public Housing, and Senate Bill #1075, An Act Concerning Public Housing Grievance Procedures. I am not here to repeat their reasoned arguments.

I am here to let you know that all three bills are borne from the collective experience of our members in pursuit of their rights and responsibilities as residents who care very deeply about their community. While attempting to work with their Tenant Commissioner to address community-wide issues of concern, participate in the planning and implementation of the revitalization of their community, or utilize their housing authority's grievance procedure in order to challenge a perceived wrong, Public Housing Resident Network members have worked within the established state and federal public housing systems available to them. House Bill #6461, Senate Bill #1076, and Senate Bill #1075 represent their experience-based suggestions for preserving and improving those systems in order to encourage more positive resident participation in the betterment of both the state and federal public housing systems in Connecticut.

In Wallingford, the current Resident Commissioner was vetted by the Republican Town Committee and appointed in November 2010 by the Town Council without any participation by residents living in the Authority's six public housing complexes. Since her appointment, the current Resident Commissioner has attended only three of the eight WHA Board meetings that have been called. In addition, the current Resident Commissioner has yet to meet with the Resident Association, although the organization has requested a meeting by telephone, e-mail, and by USPS certified mail. It is no surprise that Wallingford public housing residents are feeling disrespected, disenfranchised, and discouraged about improving their communities. Passage of House Bill #6461 would help to positively address the situation.

Without minimum standards for tenant rights and a grievance procedure being established in accordance with C.G.S. Section 8-68f, dozens of different policies and procedures exist across the state. I want to bring your attention to just one of many questionable grievance procedure policies that are currently in effect in our state. In Wallingford, the grievance procedure calls for an informal discussion to take place between the grievant and the Authority as a first step in the process. The informal discussion would be an excellent beginning to the process, except that the WHA's standard modus operandi is to employ to services of an attorney and a state marshal to produce and serve a notice that suggests a day, time and place for the informal discussion. The attorney and marshal fees are to be charged to the grievant if the grievance is ultimately ruled against him/her. There is no reason that legal and marshal services should be used to schedule an informal discussion when a simple phone call or e-mail would suffice. The only reason to use such services is to intimidate and discourage residents from utilizing the grievance procedure at all for fear of losing the grievance and having to pay attorney and marshal fees.

The old saying "the devil is in the details" applies to the rights of the state's public housing residents. Although C.G.S. Section 8-68f guarantees public housing residents their rights and a grievance procedure, without the establishment of detailed standards for those rights and that grievance procedure, public housing residents are not in fact protected. We urge passage of Senate Bill #1075. We would also request that the Public Housing Resident Network be allowed to participate in the process of finalizing the minimum standards. We believe that our members' experience would be invaluable to the process.

Thank you.

Legal Assistance Resource Center

❖ of Connecticut, Inc. ❖

44 Capitol Avenue, Suite 301 ❖ Hartford, Connecticut 06106
(860) 278-5688 x203 ❖ cell (860) 836-6355 ❖ fax (860) 278-2957 ❖ RPodolsky@LARCC.org

Testimony of Raphael L. Podolsky

Public Housing bills

Housing Committee public hearing – March 1, 2011

SB1076

H.B. 6461 -- Selection of tenant commissioners

SUPPORT

The General Assembly approved this bill last year by votes of 29-5 in the Senate and 104-42 in the House. Unfortunately, it was vetoed by the Governor and did not become law. We urge the General Assembly to reenact the bill this year.

Under existing law – both federal and state – one member of every housing authority board of commissioners must be a tenant of the housing authority. Appointments are made by the mayor or the town council. The purpose of the requirement for a tenant member is to make sure that the residents of public housing have a voice in the setting of housing authority policies. It is not uncommon, however, that tenants have no voice in the selection of the tenant commissioner or that the tenant commissioner has little connection to the resident council (if there is one) or to the concerns of most other tenants.

This bill allows the tenants to select the tenant commissioner, either through a representative resident council or through an election. If there is no recognized town-wide resident council and no petition for an election, the bill leaves the existing appointment procedure in place. Given the nature of resident organization, it is anticipated that elections will be held in only a small number of housing authorities in any given year. The change in the process, however, will greatly increase the likelihood that the tenant commissioner will in fact be a voice for tenant perspectives and interests and will thereby much better accomplish the reason for having a tenant as a member of the housing authority board.

The bill also removes a conflict of interest provision that is directly contrary to federal law.

S.B. 1075 -- Public housing grievance procedures

SUPPORT

In 1989, the General Assembly adopted Gen. Stats. §8-68f, which protects the rights of tenants in state public housing. Tenants in federal public housing had long had such rights. DECD was directed to adopt uniform minimum standards for lease and grievance procedures. Eleven years later, when DECD had still not adopted any minimum standards, the statute was amended to make clear that housing authorities had to comply with the requirements of §8-68f (e.g., to provide tenants with the right to file a grievance and be heard on the grievance), even if DECD failed to promulgate standards. It also required housing authorities with both state and federal public housing to use their federal grievance procedures in their state public housing. Now, another 11 years later – 22 years from the original statute – no DECD standards are yet promulgated, although DECD has made on-and-off efforts to develop them. This bill sets a schedule by which DECD must complete these long-overdue model lease and grievance standards.

(continued on reverse side)

**S.B. 1076 -- Resident participation in public housing
revitalization**

**SUPPORT with
amendment**

This bill is designed to assure tenant participation when "major physical transformation or disposition" of their public housing development occurs. Such transformations are sometimes called "revitalizations," to distinguish them from lesser forms of rehabilitation or repair. This bill requires that the housing authority, the tenant association, the developer, and the ultimate post-transformation owner (if the latter two entities are different from the housing authority) enter into an agreement establishing the method by which residents and resident organizations will participate in the planning, implementation, and monitoring of the transformation activities. The bill also requires the housing authority to make reasonable efforts to provide residents with resources related to outreach, training, organizing, and legal rights. We support the bill, and we also support the amendment recommended by the Public Housing Resident Network, which would make explicit that the agreement must include a written plan that sets forth a specific and on-going process that will produce genuine resident participation.

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Chamber?

THE CHAIR:

Have all members voted? If all members have voted the machine will be closed and will the Clerk please tell the tally.

THE CLERK:

Total Number voting	34
Necessary for adoption	18
Those voting Yea	29
Those voting Nay	5
Those absent and not voting	2

THE CHAIR:

The bill has passed.

Mr. Clerk.

THE CLERK:

Returning to the Calendar, Calendar page 5, Calendar 162, substitute for Senate Bill 1076, AN ACT CONCERNING RESIDENT PARTICIPATION IN THE REVITALIZATION OF PUBLIC HOUSING, Favorable Report of the Select Committee on Housing.

THE CHAIR:

Senator Gomes.

SENATOR GOMES:

I move acceptance of the joint favorable

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committees report and move passage of the bill.

THE CHAIR:

Acting on approval of the bill, will you remark?

SENATOR GOMES:

Yes, I believe that the Clerk in his possession
LCO 6188.

THE CLERK:

Madame President, the Clerk is in possession of
LCO 6188 which shall be designated Senate amendment
"A", copies of which have been distributed.

THE CHAIR:

Thank you. Senator Gomes.

SENATOR GOMES:

Thank you, Madame President. This --

THE CHAIR:

Will you move the adoption, please?

SENATOR GOMES:

I move adoption of the amendment.

THE CHAIR:

Thank you. The question is on adoption, will you
remark, sir?

SENATOR GOMES:

This amendment is really technical language which
pertains to major physical transformation of

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disposition activities of real properties. And, I
move the amendment.

THE CHAIR:

Thank you, Senator. Will you remark? Will you
remark? Since I see no more discussion, please let me
try your minds. All in favor please say aye.

SENATORS:

Aye.

THE CHAIR:

Opposed.

The amendment has been adopted.

Senator Gomes.

SENATOR GOMES:

Thank you, Madame President. This bill requires
the Public Housing Authority to notify the tenants if
it plans to revitalize or sell a public housing
project. The Housing Authority must develop a
resident participation plan in conjunction with the
residents and intended organization if there is one.
It also provides, it describes elements of a
residential participation plan.

It also makes the plan and an eligibility
requirement of the Housing Authority seeking funds for
the revitalization from DECD or CHFA. Further, the

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Housing Authority will get preference in funding if it has a signed agreement with the tenant organization concerning the participation plan and I urge movement of the bill.

THE CHAIR:

Thank you, Senator. Will you remark? Will you remark? Senator Fasano.

SENATOR FASANO:

Thank you, Madame President. Madame President, I have some concern over this bill. If I may to the good Senator Gomes.

THE CHAIR:

Please proceed, sir.

SENATOR FASANO:

Through you, Madame President --

SENATOR GOMES:

Excuse me before you start, I have a request to make -- I've been having trouble with my back, could I sit down?

THE CHAIR:

Please. I see no objections sir, please sit down. Thank you.

SENATOR FASANO:

Thank you, Madame President to Senator Gomes.

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Senator Gomes, it is my understanding that significant alterations to the building as defined would require Consent from the tenants, is that an accurate statement, through you, Madame President?

THE CHAIR:

Senator Gomes.

SENATOR GOMES:

Not necessarily, but it could be.

THE CHAIR:

Senator Fasano.

SENATOR FASANO:

Thank you. In the even that there is a tenant organization, it's my understanding that there would have to be some sort of agreement with the tenant organization with respect to these improvements. Is that an accurate statement, through you, Madame President?

THE CHAIR:

Senator Gomes.

SENATOR GOMES:

That's what the bill is all about, yes.

THE CHAIR:

Senator Fasano.

SENATOR FASANO:

Thank you, Senator Gomes and I appreciate your answers. Madame President, while I understand the purpose and intent of this bill I think we have a bill that we'll be seeing in front of the circle that deals with tenant grievances, that is we'll be putting into place certain grievances that tenants are going to be allowed to voice objection.

However, when you have tenant improvements that are going on for the betterment of the tenancy, one can make an argument that a tenant organization could leverage that for one reason or the other. And, we've seen that in life playing out all of us being elected officials, have seen where good intention bill where the power of negotiations is slightly tilted, sometimes weird results happen.

And, I think when you combine this bill with the tenant grievances, you've already covered the issue. The issue here is if there are improvements to a building and you were to improve a building more than 50 percent of the value and the tenants decide, you know what, we can't agree to that unless you do ABCDE more than what you're going to do, there could be a possible conflict and the improvements could never be completed unless you get that approval.

This -- I'm not saying this is going to happen in every case, but certainly this is a strong possibility. And, I think this will result in housing going down in the State of Connecticut. This will result in projects not going forward in my view. Now, there are some remedies that tenants should have.

And, tenants in major housing projects subsidized for the state or owned by the state should have grievance procedures and I look forward to voting in favor of that bill when it gets to the Senate. However, when you get the physical construction, all sorts of factors come into play -- timing, bonding, construction installments, all of which can tip the balance such that it would be very difficult to improve these projects.

So, Madame President my concern is that the well intentioned bill is going to cause more problems than it's going to solve and it's going to result in some improvements not going forward. It's also going to result in a large discourse, I believe, between the tenancy and those management companies running or owning the building.

And, as I said, we have a few bills that are in front of this body, one of which is having tenants

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organized and having their place in the Housing Authority and the second bill being the grievance proceedings, both of which can cover any concerns these tenants may have with respect to improvements.

But, to allow them to play a role such that an improvement could not go forward unless they sign it, I would suggest would have a detrimental affect. So, Madame President with that I cannot support this bill although I understand the well intention of this bill. Thank you, Madame President.

THE CHAIR:

Thank you, Senator Fasano. Will you remark further? Will you remark further? Senator Looney.

SENATOR LOONEY:

Thank you, Madame President. Madame President I would ask that that matter be passed temporarily.

THE CHAIR:

So adopted.

SENATOR LOONEY:

And, Madame President, for purposes of a motion there was an item that we took up earlier today on our Consent Calendar, it was Calendar page 1, Calendar 489, Senate Joint Resolution 47, A RESOLUTION CONFIRMING THE NOMINATION OF ERIKA TINDILL OF NEW

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as elected officials sometime in the future. Thank you again, very much.

THE CHAIR:

Thank you, Senator. We like to welcome the pack to the Senate Chamber and thank you for being here today. We suspect they may be a little busy over the Memorial Day weekend with some of their duties. Thank you again and welcome to the Chamber.

Any other points of personal privilege or announcements? Any other points of personal privilege or announcements?

If not, Mr. Clerk.

THE CLERK:

Calendar page 3, Calendar 162, File Number 225, substitute for Senate Bill 1076, AN ACT CONCERNING RESIDENT PARTICIPATION IN THE REVITALIZATION OF PUBLIC HOUSING, as amended by Senate Amendment Schedule "A." Favorable Reported, Committee on Housing. Clerk is in possession of amendments.

THE CHAIR:

Senator Gomes.

SENATOR GOMES (23rd):

I move acceptance of the Joint Committee's Favorable Report and move the -- I move the bill.

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THE CHAIR:

On acceptance and passage. Will you remark?

SENATOR GOMES (23rd):

Yes. We have a -- I believe we have an LCO?

LCO 6627.

THE CHAIR:

Can you repeat that LCO again, Senator?

SENATOR GOMES (23rd):

6627.

THE CHAIR:

Mr. Clerk.

Senate will stand at ease.

(Chamber at ease.)

THE CHAIR:

Senate will come back to order.

Mr. Clerk.

THE CLERK:

LCO 6627, designated Senate Amendment Schedule
"B." it is offered by Senator Gomes of the 23rd
district, et al.

THE CHAIR:

Senator Gomes.

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SENATOR GOMES (23rd):

This amendment is just a language clean up. And what it does is change some of the language which refers to CHFA as DECD. It's just a title movement.

THE CHAIR:

Senator Gomes, will you move adoption?

SENATOR GOMES (23rd):

I move adoption of the amendment.

THE CHAIR:

On adoption and passage, will you remark?

SENATOR GOMES (23rd):

This bill --

THE CHAIR:

On the amendment.

SENATOR GOMES (23rd):

On the amendment, what it amounts to is a change -- they changed some language which would refer from the CFHA, it says the board of directors and not executive director. And also, eliminate the reference to commissioner for DECD.

And I move the amendment.

THE CHAIR:

Thank you, Senator.

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Will you remark further?

Senator Kane.

SENATOR KANE (32nd):

Thank you, Mr. President. Through you, a question to the proponent of the amendment.

THE CHAIR:

Please proceed, sir.

SENATOR KANE (32nd):

Thank you, Mr. President.

Senator Gomes, can you describe to me what a resident participation plan is? Through you.

THE CHAIR:

Senator Gomes.

SENATOR GOMES (23rd):

What it amounts to is a -- for the public housing residents to share the transferring -- transforming public housing and improving their living conditions.

What it calls for -- 1076 calls for redevelopment plans and process that is inclusive so that residents will have a seat at the table when decisions are being made about the future of their homes.

THE CHAIR:

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Senator Kane.

SENATOR KANE (32nd):

Thank you, Mr. President. Through you to Senator Gomes, is this something new or is this something that's been around for awhile? Through you.

THE CHAIR:

Senator Gomes.

SENATOR GOMES (23rd):

I would imagine that - I would imagine that it has -- it has been around. But what it amounts to is that there has been improvement on it.

And what happens, the bill requires the public housing authority just to notify the tenants of plans to revitalize or sell the public housing project.

And people would say why would they want to know that. Well, there are a lot of things that would be involved if they were to sell the housing project. Would they be there? Would they be moved? Would their rent change or whatever? And that's some of the reasons why they're being included on this.

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Senator Kane.

SENATOR KANE (32nd):

Thank you, Mr. President. And through you to Senator Gomes, when you say a seat at the table, is that every resident of the housing -- I don't know if it's a project or housing -- what have you. Is it every resident or just is there a tenant representation? How does that work? Through you.

THE CHAIR:

Senator Gomes.

SENATOR GOMES (23rd):

Um, through the President to Senator Kane, I guess that would be sort of a slang or whatever, a seat at the table. But what it means is that they would have representation in the fact that things would be relayed to them and they'd be part of what is going on so that they just have a knowledge of what was happening in the resident -- in the residential area in which they live.

THE CHAIR:

Senator Kane.

SENATOR KANE (32nd):

Thank you, Mr. President.

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No, I agree with you. I use that term, seat at the table as well. Actually, that's really not my question. My question was who participates in that. Meaning is every resident have an opportunity or does the residents -- do the residents get to pick a representative? Is there a resident board? I'm just -- I'm just trying to understand the table, so to speak. Through you, Mr. President.

THE CHAIR:

Senator Gomes.

SENATOR GOMES (23rd):

Well, there are examples of this sort of representation. In Hope 6, which is the primary federal program for public housing revitalization. In fact, it's required, extensive resident participation.

In Connecticut, they have Stamford, New haven and Hartford and all have proven that residential, resident involvement produces the best results. For New Britain, the legislature adopted a special act that required a resident focused redevelopment process and it's a public housing. All of these things would be what they'd be concerned with. And

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who would represent them, I would imagine that they would pick their representation.

THE CHAIR:

Senator Kane.

SENATOR KANE (32nd):

Thank you, Mr. President. No, I tend to agree with you, Senator Gomes. I think the tenants should have representation and should be at the table especially when it comes to matters of revitalization.

When these discussions occur, how specific or what type of specifics are they able to make changes to or monitor? Is it the overall plan? Are there specifics to each individual dwelling? That kind of thing. Through you.

THE CHAIR:

Senator Gomes.

SENATOR GOMES (23rd):

Well, the rights -- the rights for the -- of these residents would come from a tenant association. And they would, of course, be the ones that would be involved in the specifics of what is going to happen. As for -- I know some people get a little antsy and say well are they going to change

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the whole process and so on and so forth. No, they're going to be involved so that they know what is going to happen. Am I going to be -- am I going to be here after the changes are made? Am I going to be paying bigger rent? Are you going to move me from this apartment or that apartment or whatever? What are going to be the specific beautification of the process and so on and so forth.

THE CHAIR:

Senator Kane.

SENATOR KANE (32nd):

Thank you, Mr. President. And when it says no authority shall be eligible to apply for this financial assistance, does that mean housing Authority? Through you.

SENATOR GOMES (23rd):

You got me at a loss here. Hold on a minute.

May I have a minute?

THE CHAIR:

Sure.

Senator Kane.

SENATOR GOMES (23rd):

If they have a participation then yes, that's what it would be.

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THE CHAIR:

Senator Kane.

SENATOR KANE (32nd):

Thank you, Mr. President. And these housing authorities get their funding for the -- this type of revitalization through DECD in conjunction with CHFA or are they able to get separate programs? Through you.

THE CHAIR:

Senator Gomes.

SENATOR GOMES (23rd):

I would imagine that they could work in conjunction or CHFA and the DECD do have some specific separate programs and some -- and some -- in some areas.

THE CHAIR:

Senator Kane.

SENATOR KANE (32nd):

Thank you, Mr. President. And I thank Senator Gomes for his answers, and will be voting in favor of the amendment. Thank you.

THE CHAIR:

Thank you, Senator.

Will you remark further?

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Senator Suzio.

SENATOR SUZIO (13th):

Thank you, Mr. President. Through you, if I may to the proponent.

THE CHAIR:

Please proceed, sir.

SENATOR SUZIO (13th):

Thank you. Senator Gomes, the bill refers to an agreement between the tenant organization and the developer. An agreement implies some kind of understanding and concurrence with what's being done. Would this be a formal written document that must be signed by representatives of the tenants group concurring with the plans to develop the property? Through you, Mr. President.

THE CHAIR:

Senator Gomes.

SENATOR GOMES (23rd):

Through the President to Mr. Suzio -- Senator Suzio, you said the tenants association and the developer? I doubt if the tenant's association would have a direct negotiation with the developer since it is not their property. They don't own the property. But I think they will be part of the

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process when the owners of the property do speak
with a developer.

THE CHAIR:

Senator Suzio.

SENATOR SUZIO (13th):

Thank you. And through you, Mr. President, I'm
just looking at the bill.

If a tenant organization represents the
residents of such real property, the authority in
the organization shall enter into a written
agreement containing the information required, et
cetera, et cetera. So it would -- there would be an
agreement between the tenants and the housing
authority which would evidence that the tenants
agree with the plan for the development of the
property? Through you, Mr. President.

THE CHAIR:

Senator Gomes.

SENATOR GOMES (23rd):

Through the President to Senator Suzio, I
imagine that authority would be the principle people
who would enter into this negotiation if there
should be one. And the tenants association will be

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-- in other words, will be just about along side of
them.

THE CHAIR:

Senator Suzio.

SENATOR SUZIO (13th):

Thank you and through you, Mr. President, I
just wanted to make certain I understand. To
develop the property the authority would need some
understanding or written agreement evidencing that
the tenant association agrees with the plans to
develop the property if I understand it correctly?
Or do I understand it incorrectly? Through you, Mr.
President.

THE CHAIR:

Senator Gomes.

SENATOR GOMES (23rd):

Through the President to Senator Suzio.

SENATOR SUZIO (13th):

Suzio. Just call me Senator Len if you'd like,
Senator Gomes.

SENATOR GOMES (23rd):

I'm sorry.

SENATOR SUZIO (13th):

No problem.

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SENATOR GOMES (23rd):

Um, would you repeat your question, we were bantering back and forth and I forgot your question.

THE CHAIR:

Senator Suzio.

SENATOR SUZIO (13th):

Through you, Mr. President. I will go to the bill and I will read the relevant section of the bill and tell you what my understanding is and I would like you to say yes, that's an accurate understanding or no, it's not accurate.

The relevant section of the bill says, "If a tenant organization represents the residents of such real property, the authority and the organization shall enter into a written agreement containing the information required pertaining to this section," et cetera, et cetera.

Does that mean that the tenants have to agree to the plans to develop the property? Through you, Mr. President.

THE CHAIR:

Senator Gomes.

SENATOR GOMES (23rd):

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Thank you. Through the president to Senator Suzio. Now I know where you're going.

You're actually looking for whether they have veto process or they can stop anything, no, they don't have that.

They are part of the negotiations and authority are the ones that really negotiate.

THE CHAIR:

Senator Suzio.

SENATOR SUZIO (13th):

Thank you. So then if I understand correctly basically this bill would require -- if it's passed -- would require that the information be passed on, that's required in the bill, to the tenants. But the tenants do not have to concur or agree with the plans themselves. They just merely have to be informed about the plans. Through you, Mr. President.

SENATOR GOMES (23rd):

Yes, and --

THE CHAIR:

Senator Gomes.

SENATOR GOMES (23rd):

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I'm sorry. Through the President to Senator Suzio. Yes, the elements of the resident participation plan, it also makes the plan an eligibility requirement if the housing authority is seeking funding for the revitalization from DECD or CFHA. The authority will get preference in funding if it has a signing agreement with the tenant organization concerning the participation plan. So that's their part of the plan. And that is what will ensue once they get into the negotiations.

This is something which they -- not just sit there like dummies, they are an asset to this negotiation.

THE CHAIR:

Senator Suzio.

SENATOR SUZIO (13th):

Thank you and through you, Mr. President. Again, I want to make sure I understand the mechanics, so I'm just asking to clarify things.

So basically, once an agreement is drawn up and it involves the authority and the tenants organization, I presume the tenants organization has some kind of structure to it and there would be people acting on behalf of the tenants organization

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that are authorized to sign documents. Is that what's anticipated or contemplated in this arrangement? Through you, Mr. President.

THE CHAIR:

Senator Gomes.

SENATOR GOMES (23rd):

I don't know -- through you the President to Senator Suzio -- I don't know if it goes that far about them signing documents. But the process -- the main reason for the process to include the tenants association is so that the tenants will be part of the negotiation and will know what is happening in the residential area in which they live.. And for that they get special consideration. Like they said the housing authority will give preference in funding if it has a signed agreement with them. In other words, there's a collaboration of efforts to make everything better.

As to who is going to sign and so on and so forth, that -- I guess that's something that the lead for that will probably come from any developer and the authority.

THE CHAIR:

Senator Suzio.

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SENATOR SUZIO (13th):

Thank you and through you, Mr. President, you're I think very experienced in these matters and I'm not so experienced. So I want to as a little bit more.

SENATOR GOMES (23rd):

No, I'm not.

SENATOR SUZIO (13th):

Well, I want to credit you as an expert if I might.

Would a tenants organization as described here in -- actually be a formal organization or is it kind of a loose, amorphous thing, it's just if there's 180 tenants in this particular facility they don't have to be organized, they don't have to have any kind of structure. I'm trying to understand what a tenants organization is as would be applied in this bill. Through you, Mr. President to you, Senator Gomes.

THE CHAIR:

Senator Gomes.

SENATOR GOMES (23rd):

Through the President to Senator Suzio. It's like any other organization. They have heads of

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their organization that speak for them after they have consulted with the body of the organization.

THE CHAIR:

Senator Suzio.

SENATOR SUZIO (13th):

Thank you. Thank you. And through you, Mr. President. In general, I like the bill and I like its intent. One of the things that I do find a little troubling is if we go further into the bill it states, quote, if no tenant organization represents the residents of such real property, the authority shall make reasonable efforts to encourage the tenants to form a tenant organization until such organizations inform the authority shall consult with residents and shall provide such residents with information required pursuant to the subsection," which is basically what they have to do when there is an organization. "The developer undertaking the major physical transformation, if any, and the entity that will own, lease or otherwise control the real property, if any, shall be parties to any written agreement with the tenant organization."

So one thing I'm concerned about is it's clear when there's a tenant organization that exists.

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Okay, there's the organization, there's the authority, there's the developer, that's fine. When there's no organization that exists the bill is basically requiring the authority to encourage the formation of the organization. And it seems to me a little ambiguous as to -- well, since it's requiring an organization to sign something and now its forcing the authority to organize the people, is the organ -- is the authority actually in the situation where it can't act because it doesn't have the authorization from the tenants group which is being organized, you know, as they're compelled to do under the bill? That could be an open ended situation and that concerns me. So I think it could be remedied and I've got an amendment I'd like to call. Let me get my --

THE CHAIR:

We're on -- Senator, we're on an amendment, we're debating the amendment now.

SENATOR SUZIO (13th):

Oh.

THE CHAIR:

We may not introduce another amendment while we're on this amendment.

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SENATOR SUZIO (13th):

Oh, I didn't realize -- I thought we were on the original.

THE CHAIR:

We are on the amendment. Amendment "B."

SENATOR SUZIO (13th):

Oh, okay, I see. I will hold back on that.

So that's -- I applaud the intent of the bill but I do have a reservation about this particular aspect of it. And after we act on this particular version of the bill then I will present my amendment at that point and when it's proper.

Thank you very much. And thank you, Senator Gomes for your responses. I appreciate it.

THE CHAIR:

Thank you. Will you remark further?

Senator McLachlan.

SENATOR MCLACHLAN (24th):

Thank you, Mr. President. Through you, a question to Senator Gomes.

THE CHAIR:

Please proceed, sir.

SENATOR MCLACHLAN (24th):

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Senator Gomes, I've been listening to the discussion about this bill and I understand your intention with it. But I just wanted to clarify sort of a scenario and then maybe that you could tell me what would be the end result of this scenario.

A public housing authority makes a determination that one of their developments needs new siding and a roof. And they present it to the tenant association and the tenant association says "No, Housing Authority, we want new bathrooms and kitchens."

Through you, Mr. President to Senator Gomes, what would be the outcome of that decision? Does that mean that the tenant group disagrees with the priority of the housing authority and so therefore that project does not make it to the priority funding list?

THE CHAIR:

Senator Gomes.

SENATOR GOMES (23rd):

Just a little while ago we -- I think we went -- through the President to Senator McLachlan -- a little while ago we went through that about would

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they have a veto power. And it was stated that they would not have a veto power to stop anything.

I imagine because of the fact that the authority would be in charge and the tenant's association would be part of the agreement that they would discuss it with them. I don't think that they would just move out in front and just do something. But there is no veto power to the tenants association.

THE CHAIR:

Senator McLachlan.

SENATOR MCLACHLAN (24th):

Thank you, Mr. President. And through you, Mr. President to Senator Gomes. No, I'm not really talking about veto power. I guess what I'm trying to say is that the housing authority management believes that it's appropriate to do sort of exterior renovations to the facilities and the tenant association believes that interior renovations are more appropriate. If they disagree on that move to do exterior renovations, does that exclude the housing authority to making it to a priority funding list? Through you, Mr. President.

THE CHAIR:

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Senator Gomes.

SENATOR GOMES (23rd):

Through the President to Senator McLachlan. I try to make it as explicit as I could that these people could not override a decision. They don't have a veto power. That's what I meant by a veto power. In other words if something was to be decided about repairing something within the facility and they said, no, we don't want it repaired, they don't have that.

THE CHAIR:

Senator McLachlan.

SENATOR MCLACHLAN (24th):

Thank you, Mr. President. Another way to look at it, through you, Mr. President. It's my understanding that the language of the bill talks about priority funding and that priority funding is offered to housing authority proposals that have the agreement or blessing, if you will, of the tenants association.

My question is, am I reading this correctly that if the tenants association fails to agree with the housing authority management on a particular project that the state government will not put that

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project on the priority funding list? Through you,
Mr. President.

THE CHAIR:

Senator Gomes.

SENATOR GOMES (23rd):

through the President to Senator McLachlan.

What I know -- or from this bill is if the housing authority seeks funding for the revitalization from DECD or CFHA, what would help them get a preference, just a preference, would be an agreement that they had with the tenants association. A signed agreement with the tenants association would help them to get a preference. Therefore I imagine that the housing -- I mean, the tenants association has some sort of a -- what would you call it -- some sort of an interest from DECD or CFHA about what is being proposed.

THE CHAIR:

Senator McLachlan.

SENATOR MCLACHLAN (24th):

Thank you, Mr. President. Thank you, Senator Gomes.

I agree with your intention of encouraging good communications between the management of a housings

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authority and the tenants association, however that exists.

However, I do have public housing communities in Danbury and it's not necessarily an individual community association. It is a citywide group that meets on a regular basis.

I guess my concern here is if there's a disagreement of opinion on what's the highest priority of what's best for a structure for immediate needs and there are building specialists that have looked at it, architects, or you know whoever it is that's the Housing Authority's experts in their facilities management, it -- I'm a little concerned that someone without that expertise who may disagree with a decision is going to somehow impair the ability of the Housing Authority to gain the support of the state of Connecticut for priority funding. And if I have that correct, I can't support the bill although I will listen to further discussion to see if that is incorrect.

THE CHAIR:

Thank you, Senator.

Will you remark further? Will you remark further?

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Senator Looney.

SENATOR LOONEY (11th):

Thank you Madam Pres -- Mr. President. I would ask for a roll call on the amendment, Mr. President.

THE CHAIR:

Thank you. Roll call will be ordered.

Remark further?

If not, Mr. Clerk, please announce pendency of the roll call vote.

THE CLERK:

An immediate roll call has been ordered in the Senate. Will all Senators please return to the Chamber? An immediate roll call has been ordered in the Senate. Will all Senators please return to the Chamber?

THE CHAIR:

Senator McKinney.

Have all members voted? If all members have voted the machine will be locked and the Clerk will announce the tally.

THE CLERK:

Mr. President.

Total Number Voting 35

Those voting Yea 35

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Those voting Nay 0

Those absent or not voting 1

THE CHAIR:

The amendment passes.

Senator Looney.

SENATOR LOONEY (11th):

Yes, Thank you, Mr. President. Mr. President,
before proceeding on the bill if we might stand at
ease for a moment.

THE CHAIR:

Senate will stand at ease.

(Chamber at ease.)

THE CHAIR:

Senator Looney.

The Senate will come back to order.

Senator Looney.

SENATOR LOONEY (11th):

Thank you. Thank you, Mr. President. Would
yield to Senator Suzio.

THE CHAIR:

Senator Suzio, will you accept the yield?

SENATOR SUZIO (13th):

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Thank you, Mr. President. Through you, to the proponent of the bill if I may, Senator Gomes.

THE CHAIR:

Please proceed. Senator Gomes, prepare yourself.

SENATOR SUZIO (13th):

I think he's getting prepared. Senator Gomes, through the President to you. For the purposes of establishing legislative intent, the new -- the bill as just recently approved in its amended form, when there's no tenants' organization that exists, in the original bill the authority was compelled to try to organize them. It appears that in the new bill there's no responsibility to do that other than inform tenants about what's going on. Would you clarify the legislative intent with respect to when there is no tenant organization and a property's about to be developed? Thank you, Mr. President.

THE CHAIR:

Senator Gomes.

SENATOR GOMES (23rd):

Through the -- through the President to Senator Suzio. I think we explained a little while ago that authority encourage -- or is pushed to encourage

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these people to have a tenant association. If there's no -- if there's no tenants' association, everything still goes on, but they still have to deal with these people to the extent in talking to them, but they'll be doing it on an individual basis.

But if there's no tenants' association it still -- they still encourage people in -- because when you -- I explained before that -- that DCD and CHFA encourage the tenants' association to be formed because if they do they get preference in funding. So that's their motive to do that. So -- but if there's none, they still have to deal with them singularly, I guess.

THE CHAIR:

Senator Suzio.

SENATOR SUZIO (13th):

Thank you. So -- so it's clear that there's a responsibility to communicate with the tenants, but there's no responsibility whereby the authority is compelled to organize and wait for them to be organized to move ahead. Through you, Mr. President.

THE CHAIR:

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Senator Gomes.

SENATOR GOMES (23rd):

Through the President and Senator Suzio. I guess they would have to communicate with them; they're their tenants.

SENATOR SUZIO (13th):

Right.

SENATOR GOMES (23rd):

That will go on.

THE CHAIR:

Senator Suzio.

SENATOR SUZIO (13th):

So basically it's a responsibility -- through you, Mr. President -- it's a responsibility to communicate with the tenants. There's no mandate to organize the tenants formally. Through you, Mr. President.

THE CHAIR:

Senator Gomes.

SENATOR GOMES (23rd):

Through the President to Senator Suzio. There's no mandate to organize them, but they look to encourage them to organize.

SENATOR SUZIO (13th):

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Yes.

THE CHAIR:

Senator Suzio.

SENATOR SUZIO (13th):

Mr. President, I think that clarifies it. I think I heard the words I wanted to hear, and I thank Senator Gomes, through you. Thank you very much. I will not submit my amendment.

THE CHAIR:

Thank you, Senator.

Will you remark further? Will you remark further? If not, Mr. Clerk, please announce the pendency of a roll call vote.

THE CLERK:

An immediate roll call has been ordered in Senate. Will all Senators please return to the Chamber. An immediate roll call has been ordered in Senate. Will all Senators please return to the Chamber.

THE CHAIR:

Have all members voted?

Senator Leone, please vote. Senator Leone.

Have all members voted? If all members have voted, please check your -- please check your vote

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to make sure it's accurately recorded. If all members have voted, the machine will be locked. The Clerk will take the tally.

THE CLERK:

The motion is on passage of Senate Bill 1076 as amended by Senate Amendment Schedules "A" and "B".

Total Number Voting	36
Those Voting Yea	35
Those Voting Nay	1
Those Absent, Not Voting	0

THE CHAIR:

The Senate will stand at ease.

(Chamber at ease.)

SENATOR LOONEY (11th):

Mr. President?

THE CHAIR:

Senator Looney.

SENATOR LOONEY (11th):

Yes, Mr. President. Mr. President, I believe that we need to -- to revote that item so I will, having been on the prevailing side, would move that -- for reconsideration of Calendar page 3, Calendar

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162, Senate Bill 1076.

THE CHAIR:

Thank you, Senator Looney.

A -- the machine will be open, a revote --
reconsideration is ordered.

THE CLERK:

An immediate roll call has been ordered in Senate. Will all Senators please return to the Chamber. An immediate roll call has been ordered in Senate. Will all Senators please return to the Chamber.

The Senate is still voting by roll call. Will all Senators please return to the Chamber to check their votes. The Senate is still voting by roll call. Will all Senators please return to the Chamber to check their votes.

THE CHAIR:

Have all members voted? Have all members voted? The machine will be locked and the Clerk will take the tally.

THE CLERK:

The motion is on passage of Senate Bill 1076 as amended by Senate Amendment Schedules "A" and "B".

Total Number Voting

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Those Voting Yea	35
Those Voting Nay	1
Those Absent, Not Voting	0

THE CHAIR:

Senate Bill passes.

Senator Looney.

SENATOR LOONEY (11th):

Mr. President -- thank you, Mr. President. Mr. President, just for a journal notation.

THE CHAIR:

Please proceed.

SENATOR LOONEY (11th):

Yes, there was a -- there was an error on the first vote on Senate Bill 1076 that required a revote.

THE CHAIR:

And the journal is so noted. Thank you, Senator Looney. Senator Looney?

SENATOR LOONEY (11th):

Yes, thank you, Mr. President. Would like to mark some additional items as go at this time.

THE CHAIR:

Please proceed, sir.

SENATOR LOONEY (11th):