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**Adaptable Housing Pilot Program**

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## Adaptable Housing Pilot Program

### Sec. 8-81a-1. Definitions

The following definitions apply to Section 8-81a-1 through Section 8-81a-5 of the Regulations of Connecticut State Agencies:

(a) “Adaptable Housing” means housing which is designed and built with adaptable features that include all of the accessibility features required by the American National Standards Institute (ANSI 1986) and the Uniform Federal Accessibility Standards (UFAS 1984) and allows a choice of certain adjustable features or fixed accessible features.

(b) “Commissioner” means the Commissioner of Housing.

(c) “Disabilities” means a limitation or loss of use of a physical or mental function.

(d) “Department” means the Connecticut Department of Housing.

(e) “Financial Assistance” means a loan, grant or loan and grant combination, as determined by the availability of funds for the applicable program.

(f) “Multi-Family Housing Project” or “Project” means any work or undertaking to provide more than one decent, safe and sanitary dwelling unit for families of low or moderate income, which may include the planning of buildings and improvements, the acquisition of property, site preparation, the demolition of existing structures, new construction, or the rehabilitation of existing buildings.

(Effective June 26, 1989)

### Sec. 8-81a-2. Program description

(a) The Commissioner, in consultation with the Office of Protection and Advocacy for Handicapped and Developmentally Disabled Persons, shall require a multi-family housing project to be newly constructed or substantially rehabilitated with the use of any state financial assistance in such a fashion as to be fully adaptable for use and occupancy by persons having physical or mental disabilities or by persons without such disabilities.

(b) Developers shall be determined based on the State regulations governing the specific program from which the financial assistance shall be obtained.

(c) The developer shall be required to comply with all rules and orders promulgated from time to time by the Commissioner and consistent with the Connecticut General Statutes and these regulations.

(Effective June 26, 1989)

### Sec. 8-81a-3. Application

(a) The Commissioner may solicit and/or accept applications for participation in this program from eligible developers to construct or rehabilitate a multi-family dwelling(s) in such a fashion as to be fully adaptable for use and occupancy by persons with or without physical or mental disabilities.

(b) As part of the application process, the developer shall be required to fulfill all the requirements promulgated in accordance with the program under which they are to receive financial assistance.

(c) The Commissioner may, from time to time, request additional information from the developer.

(d) Applications shall be approved or disapproved based upon the factors listed in Section 8-81a-3 (a), (b) and (c) above, as well as the availability of financial assistance under the appropriate program.

(f) If an application is disapproved, the developer shall be notified in writing of the reasons for such disapproval.

(g) If an application is approved, the Commissioner shall notify the developer that the activity may proceed and inform the developer of the contents and terms of the contract for state financial assistance under the appropriate program.

(Effective June 26, 1989)

**Sec. 8-81a-4. Minimum requirements**

Projects shall include at minimum but not be limited to the following features in interior, exterior and common areas:

(a) **Adaptable**—easily removable countertops and cabinets, adjustable closet shelving and rods, grab bars, adequate work space and turning areas; and

(b) **Accessible**—handicapped and/or legally prescribed parking spaces, curb cuts, doorways, hallways and walkways, of proper width and slope; and

(c) Any other features which the Commissioner determines is necessary to accommodate persons having physical or mental disabilities.

(Effective June 26, 1989)

**Sec. 8-81a-5. Reporting requirements**

Pursuant to Section 8-81a of the Connecticut General Statutes the developer shall be required to provide the Commissioner with any/all information that would serve as a guideline for replication of this pilot program within four (4) months of occupancy of the project in order for the Commissioner to comply with the reporting requirements of said section. This information shall be in such form as determined by the Commissioner.

(Effective June 26, 1989)