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## Waiting Lists

### Elderly Housing Projects

#### **Sec. 8-116a-1. Applicability**

Pursuant to Section 8-116a of the Connecticut General Statutes, these criteria and procedures are applicable to each housing authority, housing partnership or non-profit corporation administering elderly housing projects under Chapter 128 of the Connecticut General Statutes, and, to the Commissioner of Housing acting as a housing authority, and any agent, servant or independent contractor acting on behalf of a housing authority or the Commissioner of Housing in the role of a housing authority.

(Effective January 22, 1986)

#### **Sec. 8-116a-2. Definitions**

(a) Incorporation of definitions: The provisions of Section 8-45-9 (a) (b) (c) (d) (e) and (f), inclusive, except as otherwise provided, shall govern the implementation of elderly housing waiting lists.

(b) “A non-profit corporation,” is a corporation incorporated pursuant to Chapter 600 of the Connecticut General Statutes, having as one of its purposes the construction, rehabilitation, ownership, or operation of housing, and having articles of incorporation approved by the Commissioner of Housing, as a “housing partnership” shall be construed as defined by Section 8-113a of the Connecticut General Statutes, as amended.

(Effective January 22, 1986)

#### **Sec. 8-116a-3. Implementation**

The provisions of Section 8-45-10, through 8-45-15, inclusive, except as otherwise provided, shall govern the implementation of elderly housing waiting lists.

(Effective January 22, 1986)

## Elderly Housing

#### **Sec. 8-116a-4. Definitions**

(a) “Developers’ Fee” means a bonus earned by developers that have successfully completed key events in the development process.

(b) “Key Events” means the four main phases in the development process: (1) Preliminary Application Approval, (2) Final Application Approval, (3) Construction Start; and (4) Construction Completion.

(c) “Successfully Completed” means completion of key events in a timely manner.

(Effective December 27, 1990)

#### **Sec. 8-116a-5. Terms and conditions**

(a) A developers’ fee may be established at up to 10% of the total development cost, less the cost of land, or \$100,000, whichever is less.

*(See fee schedule on following page)*

(b) The fee schedule shall be determined as follows:

<u>Percent of Fee</u>	<u>Key Event</u>
10%	Preliminary Application
15%	Final Application
25%	Construction Start
50%	Construction Completion

(c) Developer's fees are earned based on the schedule established for completing key events in the development process, as approved by the Commissioner.

(d) Developers shall only earn a fee for those key events that are completed according to the established schedule. Developers may not be entitled to earn a fee for key events completed after the established schedule. Developers shall earn, but not receive, any fee, until completion of the housing development.

(Effective December 27, 1990)

**Sec. 8-116a-6. Implementation**

The provisions of Section 8-68g-1, except as otherwise provided, shall govern the implementation of the Elderly Housing Program developers' fee.

(Effective December 27, 1990)