



General Assembly

Amendment

February Session, 2024

LCO No. 4440



Offered by:
REP. FELIPE, 130th Dist.

To: Subst. House Bill No. 5336

File No. 110

Cal. No. 106

**"AN ACT IMPLEMENTING THE RECOMMENDATIONS OF THE
CONNECTICUT HOUSING AND SEGREGATION STUDY."**

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

3 "Section 1. Section 8-345 of the 2024 supplement to the general
4 statutes is repealed and the following is substituted in lieu thereof
5 (*Effective October 1, 2024*):

6 (a) As used in this section, "housing" or "housing unit" means any
7 house or building, or portion thereof, that is occupied, designed to be
8 occupied, or rented, leased or hired out to be occupied, exclusively as a
9 home or residence of one or more persons. The Commissioner of
10 Housing shall implement and administer a program of rental assistance
11 for low-income families living in privately-owned rental housing. For
12 the purposes of this section, a low-income family is one whose income
13 does not exceed fifty per cent of the median family income for the area
14 of the state in which such family lives, as determined by the
15 commissioner.

16 (b) Housing eligible for participation in the program shall comply
17 with applicable state and local health, housing, building and safety
18 codes.

19 (c) In addition to an element in which rental assistance certificates are
20 made available to qualified tenants, to be used in eligible housing which
21 such tenants are able to locate, the program may include a housing
22 support element in which rental assistance for tenants is linked to
23 participation by the property owner in other municipal, state or federal
24 housing repair, rehabilitation or financing programs. The commissioner
25 shall use rental assistance under this section so as to encourage the
26 preservation of existing housing and the revitalization of
27 neighborhoods or the creation of additional rental housing.

28 (d) The commissioner may designate a portion of the rental assistance
29 available under the program for tenant-based and project-based
30 supportive housing units. To the extent practicable rental assistance for
31 supportive housing shall adhere to the requirements of the federal
32 Housing Choice Voucher Program, 42 USC 1437f(o), relative to
33 calculating the tenant's share of the rent to be paid.

34 (e) The commissioner shall administer the program under this section
35 to promote housing choice for certificate holders and encourage racial
36 and economic integration. The commissioner shall affirmatively seek to
37 expend all funds appropriated for the program on an annual basis
38 without regard to population limitation established in prior years. The
39 commissioner shall establish maximum rent levels for each municipality
40 in a manner that promotes the use of the program in all municipalities,
41 provided, if the fair market rent established for a housing unit under the
42 federal Housing Choice Voucher Program, 42 USC 1437f(o), is greater
43 than such maximum allowable rent established for such housing unit,
44 such fair market rent shall apply for such housing unit. Any certificate
45 issued pursuant to this section may be used for housing in any
46 municipality in the state. The commissioner shall inform certificate
47 holders that a certificate may be used in any municipality and, to the
48 extent practicable, the commissioner shall assist certificate holders in

49 finding housing in the municipality of their choice.

50 (f) Nothing in this section shall give any person a right to continued
51 receipt of rental assistance at any time that the program is not funded.

52 (g) The commissioner shall adopt regulations in accordance with the
53 provisions of chapter 54 to carry out the purposes of this section. The
54 regulations shall establish maximum income eligibility guidelines for
55 such rental assistance and criteria for determining the amount of rental
56 assistance which shall be provided to eligible families.

57 (h) Any person aggrieved by a decision of the commissioner or the
58 commissioner's agent pursuant to the program under this section shall
59 have the right to a hearing in accordance with the provisions of section
60 8-37gg."

This act shall take effect as follows and shall amend the following sections:		
Section 1	October 1, 2024	8-345