



General Assembly

February Session, 2024

Raised Bill No. 5336

LCO No. 2061



Referred to Committee on HOUSING

Introduced by:
(HSG)

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

Be it enacted by the Senate and House of Representatives in General Assembly convened:

1 Section 1. (NEW) (*Effective October 1, 2024*) On or before January 1,
2 2025, and not less than annually thereafter, the Commissioner of
3 Housing shall undertake an assessment of the housing assistance
4 payments available under the federal Housing Choice Voucher
5 Program, 42 USC 1437f(o), as amended from time to time, to residents
6 in the state. The commissioner shall, to the extent practicable, equalize
7 housing assistance payments made available by the commissioner
8 under the rental assistance program established pursuant to chapter
9 138a of the general statutes, or any other housing voucher programs
10 administered in whole or in part by the commissioner, with the housing
11 assistance payments available under the federal Housing Choice
12 Voucher Program based on (1) housing unit size, location or other
13 pertinent physical characteristics of such unit, and (2) the income level
14 of the individual or family that may reside in such unit.

15 Sec. 2. Subsection (g) of section 8-345 of the 2024 supplement to the

16 general statutes is repealed and the following is substituted in lieu
17 thereof (*Effective October 1, 2024*):

18 (g) The commissioner shall adopt regulations in accordance with the
19 provisions of chapter 54 to carry out the purposes of this section. The
20 regulations shall establish maximum income eligibility guidelines for
21 such rental assistance and criteria for determining the amount of rental
22 assistance [which] that shall be provided to eligible families, provided
23 such regulations shall require that the commissioner conduct a
24 reexamination concerning any eligible family's continued eligibility for
25 rental assistance not more frequently than biennially.

26 Sec. 3. (NEW) (*Effective October 1, 2024*) On or before August 1, 2025,
27 the Commissioner of Housing, in coordination with the Connecticut
28 Housing Finance Authority, shall adopt a qualified allocation plan that
29 shall (1) replace any existing priority score or other point allocation
30 based on the location of a proposed housing development with a
31 priority score or other point allocation based upon the extent to which
32 such development meets a need for units of affordable housing, as
33 defined in section 8-39a of the general statutes, in the planning region,
34 as defined in section 4-68ii of the general statutes, pursuant to the
35 municipal fair share allocation established under section 4-68ii of the
36 general statutes, and (2) replace any existing priority score or other point
37 allocation based on the lowest credit per qualified unit of a proposed
38 housing development with a priority score or other point allocation
39 based upon whether the municipality in which such development is
40 proposed has not previously received funding through the federal Low-
41 Income Housing Tax Credit Program.

This act shall take effect as follows and shall amend the following sections:		
Section 1	<i>October 1, 2024</i>	New section
Sec. 2	<i>October 1, 2024</i>	8-345(g)
Sec. 3	<i>October 1, 2024</i>	New section

Statement of Purpose:

To adopt certain recommendations of the Connecticut Housing and Segregation Study concerning (1) the equalization of state housing assistance payments with federal Housing Choice Voucher rental assistance payments, (2) requiring biennial inspections of any housing unit participating in the rental assistance program, and (3) the modification of certain scores under the Qualified Allocation Plan adopted by the Connecticut Housing Finance Authority and the Commissioner of Housing.

[Proposed deletions are enclosed in brackets. Proposed additions are indicated by underline, except that when the entire text of a bill or resolution or a section of a bill or resolution is new, it is not underlined.]