



General Assembly

January Session, 2021

Raised Bill No. 877

LCO No. 2842



Referred to Committee on HOUSING

Introduced by:
(HSG)

AN ACT CONCERNING TRANSPARENCY OF RENTAL RATES FOR TENANTS RECEIVING RENTAL ASSISTANCE.

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

1 Section 1. Section 8-45 of the general statutes is repealed and the
2 following is substituted in lieu thereof (*Effective October 1, 2021*):

3 (a) Each housing authority shall manage and operate its housing
4 projects in an efficient manner so as to enable it to fix the rentals for
5 dwelling accommodations at the lowest possible rates consistent with
6 providing decent, safe and sanitary dwelling accommodations, and no
7 housing authority shall construct or operate any such project for profit
8 or as a source of revenue to the municipality. To this end an authority
9 shall fix the rentals for dwelling in its projects at no higher rates than it
10 finds to be necessary in order to produce revenues which, together with
11 all other available money, revenues, income and receipts of the
12 authority from whatever sources derived, will be sufficient [(a)] (1) to
13 pay, as the same become due, the principal and interest on the bonds of
14 the authority; [(b)] (2) to meet the cost of, and to provide for,
15 maintaining and operating the projects, including the cost of any

16 insurance, and the administrative expenses of the authority; and [(c)] (3)
17 to create, during not less than six years immediately succeeding its
18 issuance of any bonds, a reserve sufficient to meet the largest principal
19 and interest payments which will be due on such bonds in any one year
20 thereafter and to maintain such reserve.

21 (b) In the operation or management of housing projects an authority
22 shall, at all times, rent or lease the dwelling accommodations therein at
23 rentals within the financial reach of families of low income. The
24 authority, subject to approval by the Commissioner of Housing, shall fix
25 maximum income limits for the admission and for the continued
26 occupancy of families in such housing, provided such maximum income
27 limits and all revisions thereof for housing projects operated pursuant
28 to any contract with any agency of the federal government shall be
29 subject to the prior approval of such federal agency. The Commissioner
30 of Housing shall define the income of a family to provide the basis for
31 determining eligibility for the admission and for the continued
32 occupancy of families under the maximum income limits fixed and
33 approved. The definition of family income, by the Commissioner of
34 Housing, may provide for the exclusion of all or part of the income of
35 family members which, in the judgment of said commissioner, is not
36 generally available to meet the cost of basic living needs of the family.

37 (c) Any housing authority administering a tenant-based rental
38 assistance program, such as the federal Housing Choice Voucher
39 program, 42 USC 1437f(o), shall, not later than thirty days after setting
40 or updating the payment standard, as defined in 24 CFR 982.4, or any
41 similar maximum monthly assistance payment for an assisted unit, (1)
42 post such payment standard in a prominent and publicly accessible
43 location on its Internet web site or the Internet web site of the
44 municipality in which it is located, and (2) submit such revised payment
45 standard to the 2-1-1 Infoline program for posting on its Internet web
46 site. Such posting shall include a disclaimer alerting program
47 participants that the maximum allowable payment standard may not be
48 applied in full to the actual rental rate paid by the applicant in certain

49 circumstances.

50 (d) No housing authority shall refuse to rent any dwelling
51 accommodation to an otherwise qualified applicant on the ground that
52 one or more of the proposed occupants are children born out of
53 wedlock. Each housing authority shall provide a receipt to each
54 applicant for admission to its housing projects stating the time and date
55 of application and shall maintain a list of such applications which shall
56 be a public record as defined in section 1-200. The Commissioner of
57 Housing shall, by regulation adopted in accordance with the provisions
58 of chapter 54, provide for the manner in which such list shall be created,
59 maintained and revised.

60 (e) No provision of this chapter shall be construed as limiting the
61 right of the authority to vest in an obligee the right, in the event of a
62 default by such authority, to take possession of a housing project or
63 cause the appointment of a receiver thereof or acquire title thereto
64 through foreclosure proceedings, free from all the restrictions imposed
65 by this chapter with respect to rental rates and tenant selection.

66 Sec. 2. Section 8-48 of the general statutes is repealed and the
67 following is substituted in lieu thereof (*Effective October 1, 2021*):

68 In the cases of any tenants who are the recipients of one hundred per
69 cent social services aid from the Department of Social Services of the
70 state or any municipality and who have no income from any other
71 source, rentals shall be fixed by each housing authority for the ensuing
72 rental year established by the authority based on one-half of the costs
73 and expenses set forth in subdivision (1) of subsection (a) of section 8-
74 45, as amended by this act, plus the full amount of costs and expenses
75 set forth in [subsections (b) and (c) of said section] subdivisions (2) and
76 (3) of said subsection as set forth in the operating statements of the
77 authority for the preceding fiscal year, which total amount shall be
78 divided by the total number of rooms contained in all low-rent housing
79 projects operated by such housing authority to establish the rental cost
80 per room per annum for such tenants, from which figure shall be

81 computed the rent per month per room. Said rentals shall govern for
82 said rental year.

This act shall take effect as follows and shall amend the following sections:		
---	--	--

Section 1	<i>October 1, 2021</i>	8-45
Sec. 2	<i>October 1, 2021</i>	8-48

HSG *Joint Favorable*