



General Assembly

January Session, 2025

Raised Bill No. 1267

LCO No. 4064



Referred to Committee on HOUSING

Introduced by:
(HSG)

AN ACT CONCERNING HOUSING AUTHORITY JURISDICTION.

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

1 Section 1. Section 8-39 of the general statutes is repealed and the
2 following is substituted in lieu thereof (*Effective July 1, 2025*):

3 The following terms, wherever used or referred to in this chapter,
4 [shall] have the following respective meanings, unless a different
5 meaning clearly appears from the context:

6 [(a)] (1) "Area of operation" [includes the municipality in which a
7 housing authority is created under the provisions of this chapter and
8 may include a neighboring municipality, provided the governing body
9 of such neighboring municipality agrees by proper resolution to the
10 extension of the area of operation to include such neighboring
11 municipality] means a municipal area of operation and, if adopted by a
12 housing authority, includes an expanded area of operation.

13 [(b)] (2) "Authority" or "housing authority" means any of the public
14 corporations created by section 8-40, as amended by this act, and the
15 Connecticut Housing Authority when exercising the rights, powers,

16 duties or privileges of, or subject to the immunities or limitations of,
17 housing authorities pursuant to section 8-121.

18 [(c)] (3) "Bonds" means any bonds, including refunding bonds, notes,
19 interim certificates, debentures or other obligations issued by the
20 authority pursuant to this chapter.

21 [(d)] (4) "Clerk" means the clerk of the particular city, borough or
22 town for which a particular housing authority is created.

23 (5) "Eligible developer" or "developer" means (A) a nonprofit
24 corporation; (B) any business corporation incorporated pursuant to
25 chapter 601 or any predecessor statutes thereto, having as one of its
26 purposes the construction, rehabilitation, ownership or operation of
27 housing, and having articles of incorporation approved by the
28 commissioner in accordance with regulations adopted pursuant to
29 section 8-79a or 8-84; (C) any partnership, limited partnership, joint
30 venture, trust, limited liability company or association having as one of
31 its purposes the construction, rehabilitation, ownership or operation of
32 housing, and having basic documents of organization approved by the
33 commissioner in accordance with regulations adopted pursuant to
34 section 8-79a or 8-84; (D) a housing authority; (E) a family or person
35 approved by the commissioner as qualified to own, construct,
36 rehabilitate, manage and maintain housing under a mortgage loan made
37 or insured under an agreement entered into pursuant to the provisions
38 of this chapter; or (F) a municipal developer.

39 (6) "Expanded area of operation" means an area in a municipality
40 adopted by a housing authority under section 8-40, as amended by this
41 act, other than the municipality in which the housing authority is
42 located.

43 [(e)] (7) "Families of low income" means families who lack the amount
44 of income [which] that is necessary, as determined by the authority
45 undertaking the housing project, to enable them, without financial
46 assistance, to live in decent, safe and sanitary dwellings, without

47 overcrowding.

48 [(f)] (8) "Families of low and moderate income" means families who
49 lack the amount of income [which] that is necessary, as determined by
50 the Commissioner of Housing, to enable them to rent or purchase
51 moderate cost housing without financial assistance as provided by this
52 part and parts II and III of this chapter.

53 (9) "Family" means a household consisting of one or more persons.

54 [(g)] (10) "Federal government" includes the United States of
55 America, the federal emergency administration of public works or any
56 other agency or instrumentality, corporate or otherwise, of the United
57 States of America.

58 [(h)] (11) "Governing body" means, for towns having a town council,
59 the council; for other towns, the selectmen; for cities, the common
60 council or other similar body of officials; and for boroughs, the warden
61 and burgesses.

62 [(i)] (12) "Housing project" means any work or undertaking [(1)] to
63 (A) demolish, clear or remove buildings from any slum area, which
64 work or undertaking may embrace the adaptation of such area to public
65 purposes, including parks or other recreational or community purposes;
66 [or (2) to] (B) provide decent, safe and sanitary urban or rural dwellings,
67 apartments or other living accommodations for families of low or
68 moderate income, which work or undertaking may include buildings,
69 land, equipment, facilities and other real or personal property for
70 necessary, convenient or desirable appurtenances, streets, sewers, water
71 service, parks, site preparation, gardening, administrative, community,
72 recreational, commercial or welfare purposes and may include the
73 acquisition and rehabilitation of existing dwelling units or structures to
74 be used for moderate or low rental units; or [(3) to] (C) accomplish a
75 combination of the foregoing. [The term "housing project" also may be
76 applied to] "Housing project" includes the planning of the buildings and
77 improvements, the acquisition of property, the demolition of existing

78 structures, the construction, reconstruction, alteration and repair of the
79 improvements and all other work in connection therewith and may
80 include the reconstruction, rehabilitation, alteration, or major repair of
81 existing buildings or improvements [which] that were undertaken
82 pursuant to parts II and VI of this chapter.

83 [(j) "Mayor" means, for cities, the mayor and, for boroughs, the
84 warden.]

85 [(k)] (13) "Moderate rental" means a rental [which] that, as
86 determined by an authority with the concurrence of the Commissioner
87 of Housing, is below the level at which private enterprise is currently
88 building a needed volume of safe and sanitary dwellings for rental in
89 the locality involved; and "moderate rental housing project" means a
90 housing project, receiving state aid in the form of loans or grants, for
91 families unable to pay more than moderate rental. [Such project may
92 include] "Moderate rental housing project" includes the reconstruction,
93 rehabilitation, alteration, or major repair of existing buildings or
94 improvements [which] that were undertaken pursuant to parts II or VI
95 of this chapter.

96 (14) "Mortgage" means a mortgage deed, deed of trust, or other
97 instrument that constitutes a lien, regardless of priority, on real estate or
98 on a leasehold interest under a lease having a remaining term, at the
99 time such mortgage is executed, that does not expire for at least that
100 number of years beyond the maturity date of the obligation secured by
101 such mortgage as is equal to the number of years remaining until the
102 maturity date of such obligation.

103 (15) "Municipal area of operation" includes the municipality in which
104 a housing authority is created under the provisions of this chapter and
105 may include any other municipality, as provided in section 8-40, as
106 amended by this act.

107 (16) "Municipal developer" means a municipality that has not
108 declared by resolution a need for a housing authority pursuant to

109 section 8-40, as amended by this act, acting by and through its legislative
110 body, except that in any town in which a town meeting or representative
111 town meeting is the legislative body, "municipal developer" means the
112 board of selectmen if such board is authorized to act as the municipal
113 developer by the town meeting or representative town meeting.

114 [(l)] (17) "Municipality" means any city, borough or town. "The
115 municipality" means the particular municipality for which a particular
116 housing authority is created.

117 (18) "Nonprofit corporation" means a nonprofit corporation
118 incorporated pursuant to chapter 602 or any predecessor statutes
119 thereto, having as one of its purposes the construction, rehabilitation,
120 ownership or operation of housing and having articles of incorporation
121 approved by the Commissioner of Housing in accordance with
122 regulations adopted pursuant to section 8-79a or 8-84.

123 [(m)] (19) "Obligee of the authority" or "obligee" includes any
124 bondholder, trustee or trustees for any bondholders, or lessor demising
125 to the authority property used in connection with a housing project, or
126 any assignee or assignees of such lessor's interest or any part thereof,
127 and the state or federal government when it is a party to any contract
128 with the authority.

129 [(n)] (20) "Real property" includes all lands, including improvements
130 and fixtures thereon, and property of any nature appurtenant thereto,
131 or used in connection therewith, and every estate, interest and right,
132 legal or equitable, therein, including terms for years and liens by way of
133 judgment, mortgage or otherwise and the indebtedness secured by such
134 liens.

135 [(o)] (21) "Rent" means the entire amount paid to an authority for any
136 dwelling unit.

137 [(p)] (22) "Shelter rent" means rent less any charges made by an
138 authority for water, heat, gas and electricity.

139 [(q)] (23) "Slum" means any area where dwellings predominate
140 [which] that, by reason of dilapidation, overcrowding, faulty
141 arrangement or design, lack of ventilation, light or sanitary facilities, or
142 any combination of these factors, are detrimental to safety, health and
143 morals.

144 [(r)] (24) "State public body" means any city, borough, town,
145 municipal corporation, district or other subdivision of the state.

146 [(s)] (25) "Veteran" has the same meaning [assigned by] as provided
147 in section 27-103 and includes any officer of the United States Public
148 Health Service detailed by proper authority to duty with any of the
149 armed forces and the spouse or widow or widower of such veteran,
150 provided such veteran [shall have] served for a period of ninety days or
151 more in time of war after December 7, 1941, and [shall have] resided in
152 this state at any time continuously for two years.

153 [(t)] "Family" means a household consisting of one or more persons.

154 (u) "Eligible developer" or "developer" means (1) a nonprofit
155 corporation; (2) any business corporation incorporated pursuant to
156 chapter 601 or any predecessor statutes thereto, having as one of its
157 purposes the construction, rehabilitation, ownership or operation of
158 housing, and having articles of incorporation approved by the
159 commissioner in accordance with regulations adopted pursuant to
160 section 8-79a or 8-84; (3) any partnership, limited partnership, joint
161 venture, trust, limited liability company or association having as one of
162 its purposes the construction, rehabilitation, ownership or operation of
163 housing, and having basic documents of organization approved by the
164 commissioner in accordance with regulations adopted pursuant to
165 section 8-79a or 8-84; (4) a housing authority; (5) a family or person
166 approved by the commissioner as qualified to own, construct,
167 rehabilitate, manage and maintain housing under a mortgage loan made
168 or insured under an agreement entered into pursuant to the provisions
169 of this chapter; or (6) a municipal developer.

170 (v) "Mortgage" means a mortgage deed, deed of trust, or other
171 instrument which shall constitute a lien, whether first or second, on real
172 estate or on a leasehold under a lease having a remaining term, at the
173 time such mortgage is acquired, which does not expire for at least that
174 number of years beyond the maturity date of the obligation secured by
175 such mortgage as is equal to the number of years remaining until the
176 maturity date of such obligation.

177 (w) "Nonprofit corporation" means a nonprofit corporation
178 incorporated pursuant to chapter 602 or any predecessor statutes
179 thereto, having as one of its purposes the construction, rehabilitation,
180 ownership or operation of housing and having articles of incorporation
181 approved by the Commissioner of Housing in accordance with
182 regulations adopted pursuant to section 8-79a or 8-84.

183 (x) "Municipal developer" means a municipality, as defined in
184 subsection (l) of this section, which has not declared by resolution a need
185 for a housing authority pursuant to section 8-40, acting by and through
186 its legislative body, except that in any town in which a town meeting or
187 representative town meeting is the legislative body, "municipal
188 developer" means the board of selectmen if such board is authorized to
189 act as the municipal developer by the town meeting or representative
190 town meeting.]

191 Sec. 2. Section 8-40 of the general statutes is repealed and the
192 following is substituted in lieu thereof (*Effective July 1, 2025*):

193 (a) In each municipality of the state there is created a public body
194 corporate and politic to be known as the "housing authority" of the
195 municipality, [;] provided such authority shall not transact any business
196 or exercise its powers [hereunder] under this section until the governing
197 body of the municipality by resolution declares that there is need for a
198 housing authority in the municipality. [provided it] Within such
199 resolution, the governing body shall find [(1)] that (1) insanitary or
200 unsafe inhabited dwelling accommodations exist in the municipality,

201 [or] (2) [that] there is a shortage of safe or sanitary dwelling
202 accommodations in the municipality available to families of low income
203 at rentals they can afford, or (3) [that] there is a shortage of safe or
204 sanitary dwelling accommodations in the municipality available to
205 families of moderate income at rentals they can afford. In determining
206 whether dwelling accommodations are unsafe or insanitary, [said] such
207 governing body may take into consideration the degree of
208 overcrowding, the percentage of land coverage, the light, air, space and
209 access available to the inhabitants of such dwelling accommodations,
210 the size and arrangement of the rooms, the sanitary facilities and the
211 extent to which conditions exist in such buildings [which] that endanger
212 life or property by fire or other causes.

213 (b) The governing bodies of two or more municipalities may create a
214 regional housing authority, which shall have all the powers, duties and
215 responsibilities conferred upon housing authorities by this chapter and
216 chapter 130. The area of operation of such authority shall include the
217 municipalities for which such authority is created and any expanded
218 area of operation adopted by such authority. Such authority shall act
219 through a board of commissioners composed of two representatives
220 from each municipality appointed for terms of four years in the manner
221 provided in section 8-41.

222 (c) Any housing authority or regional housing authority established
223 pursuant to this section may adopt an expanded area of operation.

224 Sec. 3. Section 8-44b of the general statutes is repealed and the
225 following is substituted in lieu thereof (*Effective July 1, 2025*):

226 (a) Any housing authority created by section 8-40, as amended by this
227 act, shall have the power to establish and maintain a housing authority
228 police force, [the] except that no housing authority shall have the power
229 to establish or maintain a housing authority police force in an expanded
230 area of operation. The members of [which] any such housing authority
231 police force shall be employees of such housing authority and shall be

232 known as housing authority police officers. Housing authority police
233 officers shall be appointed by the local board, agency or person
234 empowered to appoint municipal police officers, subject to approval [of]
235 by the housing authority. The requirements for appointment as a police
236 officer in the municipality in which the housing authority is located,
237 except for age and physical qualifications, shall be mandatory for
238 housing authority police officers in such municipality. No person shall
239 be appointed to such housing authority police force unless [he] such
240 person has been awarded a certificate attesting to [his] such person's
241 successful completion of an approved municipal police basic training
242 program, as provided in section 7-294e. The initial appointment shall be
243 for a probationary term upon completion of which the appointing
244 authority may promote such probationary officers to permanent status;
245 provided such promotion shall be in accordance with procedures
246 applicable to municipal police officers in the municipality and shall be
247 made subject to the approval of the housing authority. Housing
248 authority police officers shall have and exercise the powers and
249 authority conferred upon municipal police officers and shall be subject
250 to the ultimate supervision and control of the chief of police of the
251 municipality in which the housing authority operates.

252 (b) Notwithstanding the provisions of subsection (a) of this section,
253 any housing authority police force [which] that existed prior to October
254 1, 1970, pursuant to Title 1 of Public Law 89-754, 80 Stat. 1255, the
255 Demonstration Cities and Metropolitan Development Act of 1966, and
256 [which] that, for any reason, does not constitute a housing authority
257 police force pursuant to subsection (a) of this section, shall constitute a
258 housing authority police force pursuant to this subsection and the
259 members of any such police [forces] force may exercise the powers
260 granted to such members pursuant to this subsection. The members of
261 such police force may act, at the expense of the municipality, as special
262 police officers upon property owned or managed by any housing
263 authority. Such special police officers: (1) May arrest, without previous
264 complaint and warrant, any person for any offense in their jurisdiction,

265 when such person is taken or apprehended in the act or on the speedy
266 information of others; (2) when in the immediate pursuit of one who
267 may be arrested under the provisions of this subsection, may pursue
268 such offender outside of their jurisdiction into any part of the
269 municipality to effect an arrest; (3) shall be peace officers as defined in
270 subdivision (9) of section 53a-3; (4) shall have the authority to serve
271 criminal process within their jurisdiction; (5) shall, when on duty, wear
272 a uniform, distinct in color from that worn by the police officers of the
273 municipality; (6) shall, when on duty, wear in plain view a shield,
274 distinct in shape from that worn by the police officers of the
275 municipality which [shall bear] bears the words "special police"; (7) shall
276 complete a forty-hour basic training program provided by the
277 municipality within one hundred eighty days of June 27, 1983; and (8)
278 shall take an oath of office.

279 Sec. 4. Section 8-50 of the general statutes is repealed and the
280 following is substituted in lieu thereof (*Effective July 1, 2025*):

281 An authority shall have the right to acquire by the exercise of the
282 power of eminent domain any real property [which] that is not located
283 in an expanded area of operation if it deems such property necessary for
284 its purposes under this chapter after the adoption by [it] such authority
285 of a resolution declaring that the acquisition of such real property
286 described [therein] in such resolution is necessary for such purposes. An
287 authority, in its own name and at its own expense and cost, may prefer
288 a petition and exercise the power of eminent domain in the manner
289 provided in section 48-12 and acts supplementary thereto, except that a
290 housing authority's power of eminent domain shall not extend to an
291 expanded area of operation. Property already devoted to a public use
292 may be acquired, provided no real property belonging to the
293 municipality, the state or any political subdivision thereof may be
294 acquired without its consent.

295 Sec. 5. Section 8-45a of the general statutes is repealed and the
296 following is substituted in lieu thereof (*Effective July 1, 2025*):

297 A housing authority, [as defined in subsection (b) of section 8-39,] in
298 determining eligibility for the rental of public housing units, may
299 establish criteria and consider relevant information concerning (1) an
300 applicant's or any proposed occupant's history of criminal activity
301 involving: (A) Crimes of physical violence to persons or property, (B)
302 crimes involving the illegal manufacture, sale, distribution or use of, or
303 possession with intent to manufacture, sell, use or distribute, a
304 controlled substance, as defined in section 21a-240, or (C) other criminal
305 acts [which] that would adversely affect the health, safety or welfare of
306 other tenants, (2) an applicant's or any proposed occupant's abuse, or
307 pattern of abuse, of alcohol when the housing authority has reasonable
308 cause to believe that such applicant's or proposed occupant's abuse, or
309 pattern of abuse, of alcohol may interfere with the health, safety or right
310 to peaceful enjoyment of the premises by other residents, and (3) an
311 applicant or any proposed occupant who is subject to a lifetime
312 registration requirement under section 54-252 on account of being
313 convicted or found not guilty by reason of mental disease or defect of a
314 sexually violent offense. In evaluating any such information, the
315 housing authority shall [give consideration to] consider the time, nature
316 and extent of the applicant's or proposed occupant's conduct and to
317 factors [which] that might indicate a reasonable probability of favorable
318 future conduct such as evidence of rehabilitation and evidence of the
319 willingness of the applicant, the applicant's family or the proposed
320 occupant to participate in social service or other appropriate counseling
321 programs and the availability of such programs.

322 Sec. 6. Subdivision (29) of section 12-412 of the general statutes is
323 repealed and the following is substituted in lieu thereof (*Effective July 1,*
324 *2025*):

325 (29) (A) Sales of and the storage, use or other consumption of tangible
326 personal property acquired for incorporation into or used and
327 consumed in the operation of housing facilities for low and moderate
328 income families and persons and sales of and the acceptance, use or
329 other consumption of any service described in subdivision (2) of section

330 12-407 that is used and consumed in the development, construction,
331 rehabilitation, renovation, repair or operation of housing facilities for
332 low and moderate income families and persons, provided such facilities
333 are constructed under the sponsorship of and owned or operated by
334 nonprofit housing organizations or housing authorities, as defined in
335 [subsection (b) of] section 8-39, as amended by this act. The nonprofit
336 housing organization or housing authority sponsoring the construction
337 of or owning or operating such housing facility shall obtain from the
338 commissioner a letter of determination that the housing facility has, to
339 the satisfaction of said commissioner, met all the requirements for
340 exemption under this subsection. At the time of any sale or purchase
341 that is exempt under this subsection, the purchaser shall present to the
342 retailer a copy of the determination letter that was issued to the
343 nonprofit housing organization or housing authority together with a
344 certificate from the purchaser, in such form as the commissioner may
345 prescribe, certifying that the tangible personal property or services that
346 are being purchased from the retailer are to be used or consumed
347 exclusively for the purposes of incorporation into or in the
348 development, construction, rehabilitation, renovation, repair or
349 operation of the housing facility identified in the letter of determination.
350 For the purposes of this subsection, (i) "nonprofit housing organization"
351 means any organization [which] that has as one of its purposes the
352 development, construction, sponsorship or ownership of housing for
353 low and moderate income families as stated in its charter, if it is
354 incorporated, or its constitution or bylaws, if it is unincorporated, and
355 [which] that has received exemption from federal income tax under the
356 provisions of Section 501(c) of the Internal Revenue Code, as amended
357 from time to time, provided the charter of such organization, if it is
358 incorporated, or its constitution or bylaws, if unincorporated, shall
359 contain a provision that no officer, member or employee [thereof] of
360 such organization shall receive or at any future time may receive any
361 pecuniary profit from the operation thereof, except a reasonable
362 compensation for services in effecting the purposes of the organization;
363 (ii) "housing facilities" means facilities having as their primary purpose

364 the provision of safe and adequate housing and related facilities for low
365 and moderate income families and persons, notwithstanding that [said]
366 such housing provides other dwelling accommodations in addition to
367 the primary purpose of providing dwelling accommodations for low
368 and moderate income families; (iii) "related facilities" means those
369 facilities defined in subsection (d) of section 8-243; and (iv) "low and
370 moderate income families" means those families as defined in
371 subsection (h) of [said] section 8-243.

372 (B) Sales of and the acceptance, use or other consumption of any
373 service described in subdivision (2) of section 12-407 that is used or
374 consumed in the development, construction, renovation or operation of
375 housing facilities for low and moderate income families and persons,
376 provided such facilities are owned or sponsored by a mutual housing
377 association, as defined in subsection (b) of section 8-214f, and operated
378 as mutual housing by such association at a location that was conveyed
379 to such association by the United States Secretary of Housing and Urban
380 Development prior to September 1, 1995.

381 Sec. 7. Section 8-389 of the general statutes is repealed and the
382 following is substituted in lieu thereof (*Effective July 1, 2025*):

383 Upon the incorporation of a successfully negotiated regional fair
384 housing compact into a regional plan of conservation and development
385 by a regional planning agency pursuant to section 8-386, the
386 Commissioner of Housing and the Connecticut Housing Authority may
387 give priority to any application for financial or technical assistance made
388 by a municipality, housing authority or eligible developer, as defined in
389 [subsection (u) of] section 8-39, as amended by this act, in connection
390 with any project located in a municipality [which] that has approved the
391 regional fair housing compact pursuant to section 8-386.

392 Sec. 8. Subdivision (9) of section 12-631 of the general statutes is
393 repealed and the following is substituted in lieu thereof (*Effective July 1,*
394 *2025*):

395 (9) "Families of low and moderate income" means families meeting
396 the criteria for designation as families of low and moderate income
397 established by the Commissioner of Housing pursuant to subdivision
398 (8) [subsection (f)] of section 8-39, as amended by this act.

399 Sec. 9. Section 8-113a of the general statutes is repealed and the
400 following is substituted in lieu thereof (*Effective July 1, 2025*):

401 The following terms, wherever used or referred to in this part, [shall]
402 have the following respective meanings, unless a different meaning
403 clearly appears from the context:

404 [(a)] (1) "Authority" or "housing authority" means any of the public
405 corporations created by section 8-40, as amended by this act.

406 [(b) "Municipality" means any city, borough or town. "The
407 municipality" means the particular municipality for which a particular
408 housing authority is created.

409 (c) "Governing body" means, for towns having a town council, the
410 council; for other towns, the selectmen; for cities, the common council
411 or other similar body of officials; and for boroughs, the warden and
412 burgesses.

413 (d) "Mayor" means, for cities, the mayor, and, for boroughs, the
414 warden. "Clerk" means the clerk of the particular city, borough or town
415 for which a particular housing authority is created.

416 (e) "Area of operation" shall include the municipality in which a
417 housing authority is created under the provisions of this chapter, and
418 may include a neighboring municipality, provided the governing body
419 of such neighboring municipality shall agree by proper resolution to the
420 extension of the area of operation to include such neighboring
421 municipality.]

422 (2) "Bonds" means any bonds, notes, interim certificates, certificates
423 of indebtedness, debentures or other obligations used by the authority

424 pursuant to this chapter.

425 (3) "Elderly persons" means persons sixty-two years of age and over
426 who lack the amount of income that is necessary, as determined by the
427 authority or nonprofit corporation, subject to approval by the
428 Commissioner of Housing, to enable them to live in decent, safe and
429 sanitary dwellings without financial assistance as provided under this
430 part, or persons who have been certified by the Social Security Board as
431 being totally disabled under the federal Social Security Act or certified
432 by any other federal board or agency as being totally disabled.

433 (4) "Housing partnership" means any partnership, limited
434 partnership, joint venture, trust or association consisting of (A) a
435 housing authority, a nonprofit corporation or both, and (B) (i) a business
436 corporation incorporated pursuant to chapter 601 or any predecessor
437 statutes thereto, having as one of its purposes the construction,
438 rehabilitation, ownership or operation of housing, and having articles of
439 incorporation approved by the commissioner in accordance with
440 regulations adopted pursuant to section 8-79a or 8-84, (ii) a for-profit
441 partnership, limited partnership, joint venture, trust, limited liability
442 company or association having as one of its purposes the construction,
443 rehabilitation, ownership or operation of housing, and having basic
444 documents of organization approved by the commissioner in
445 accordance with regulations adopted pursuant to section 8-79a or 8-84,
446 or (iii) any combination of the entities included under subparagraphs
447 (B)(i) and (B)(ii) of this subdivision.

448 [(f)] (5) "Housing project" means any work or undertaking [(1)] (A) to
449 demolish, clear or remove buildings from any slum area, which work or
450 undertaking may embrace the adaptation of such area to public
451 purposes, including parks or other recreational or community purposes;
452 [(2)] (B) to provide decent, safe and sanitary urban or rural dwellings,
453 apartments or other living accommodations for elderly persons, which
454 work or undertaking may include buildings, land, equipment, facilities
455 and other real or personal property for necessary, convenient or

456 desirable appurtenances, streets, sewers, water service, parks, site
457 preparation, gardening, administrative, community, recreational or
458 welfare purposes; [(3)] (C) to provide a continuum of housing
459 comprising independent living accommodations, residential care,
460 intermediate housing facilities and skilled nursing care and facilities
461 with ready access to medical and hospital services; or [(4)] (D) to
462 accomplish a combination of the [foregoing. The term "housing project"
463 also may be applied to] purposes specified in subparagraphs (A) to (C),
464 inclusive, of this subdivision. "Housing project" includes the planning
465 of the buildings and improvements, the acquisition of property, the
466 demolition of existing structures, the construction, reconstruction,
467 alteration and repair of the improvements and all other work in
468 connection therewith.

469 [(g) "Bonds" means any bonds, notes, interim certificates, certificates
470 of indebtedness, debentures or other obligations issued by the authority
471 pursuant to this chapter.

472 (h) "Real property" shall include all lands, including improvements
473 and fixtures thereon, and property of any nature appurtenant thereto,
474 or used in connection therewith, and every estate, interest and right,
475 legal or equitable, therein, including terms for years and liens by way of
476 judgment, mortgage or otherwise and the indebtedness secured by such
477 liens.

478 (i) "Obligee of the authority" or "obligee" shall include any
479 bondholder, trustee or trustees for any bondholders, or lessor demising
480 to the authority property used in connection with a housing project, or
481 any assignee or assignees of such lessor's interest or any part thereof,
482 and the state government when it is a party to any contract with the
483 authority.

484 (j) "State public body" means any city, borough, town, municipal
485 corporation, district or other subdivision of the state.]

486 [(k)] (g) "Rent" means the entire amount paid to a local authority,

487 nonprofit corporation or housing partnership for any dwelling unit.

488 [(l)] (Z) "Shelter rent" means "rent" as defined [herein] in this section,
489 less any charges made by a local authority, nonprofit corporation or
490 housing partnership for water, heat, gas, electricity and sewer use
491 charges.

492 [(m) "Elderly persons" means persons sixty-two years of age and over
493 who lack the amount of income which is necessary, as determined by
494 the authority or nonprofit corporation, subject to approval by the
495 Commissioner of Housing, to enable them to live in decent, safe and
496 sanitary dwellings without financial assistance as provided under this
497 part, or persons who have been certified by the Social Security Board as
498 being totally disabled under the federal Social Security Act or certified
499 by any other federal board or agency as being totally disabled.

500 (n) "Housing partnership" means any partnership, limited
501 partnership, joint venture, trust or association consisting of (1) a housing
502 authority, a nonprofit corporation or both and (2) (A) a business
503 corporation incorporated pursuant to chapter 601 or any predecessor
504 statutes thereto, having as one of its purposes the construction,
505 rehabilitation, ownership or operation of housing, and having articles of
506 incorporation approved by the commissioner in accordance with
507 regulations adopted pursuant to section 8-79a or 8-84, (B) a for-profit
508 partnership, limited partnership, joint venture, trust, limited liability
509 company or association having as one of its purposes the construction,
510 rehabilitation, ownership or operation of housing, and having basic
511 documents of organization approved by the commissioner in
512 accordance with regulations adopted pursuant to section 8-79a or 8-84
513 or (C) any combination of the entities included under subparagraphs
514 (A) and (B) of this subdivision.]

515 Sec. 10. Subsection (a) of section 8-116c of the general statutes is
516 repealed and the following is substituted in lieu thereof (*Effective July 1,*
517 *2025*):

518 (a) An elderly person [, as defined in subsection (m) of section 8-113a,]
519 shall not be eligible to move into a housing project [, as defined in
520 subsection (f) of section 8-113a,] if the person (1) is currently using illegal
521 drugs, (2) is currently abusing alcohol and has a recent history of
522 disruptive or dangerous behavior and whose tenancy (A) would
523 constitute a direct threat to the health or safety of another individual, or
524 (B) would result in substantial physical damage to the property of
525 another, (3) has a recent history of disruptive or dangerous behavior and
526 whose tenancy (A) would constitute a direct threat to the health and
527 safety of another individual or (B) would result in substantial physical
528 damage to the property of another, or (4) was convicted of the illegal
529 sale or possession of a controlled substance, as defined in section 21a-
530 240, within the prior twenty-four-month period.

531 Sec. 11. Section 8-116d of the general statutes is repealed and the
532 following is substituted in lieu thereof (*Effective July 1, 2025*):

533 Any elderly person [, as defined in subsection (m) of section 8-113a,]
534 who applies for and is accepted for admission to a housing project
535 pursuant to this part or part VII of this chapter or pursuant to any other
536 state or federal housing assistance program may terminate the lease or
537 rental agreement for the dwelling unit that he or she occupies at the time
538 of such acceptance, without the penalty or liability for the remaining
539 term of the lease or rental agreement, upon giving thirty days' written
540 notice to the landlord of such dwelling unit.

541 Sec. 12. Section 8-119h of the general statutes is repealed and the
542 following is substituted in lieu thereof (*Effective July 1, 2025*):

543 Upon preliminary approval by the State Bond Commission pursuant
544 to the provisions of section 3-20, the state, acting by and through the
545 Commissioner of Housing, may enter into a contract or contracts with
546 an authority, a municipal developer, a nonprofit corporation or a
547 housing partnership for state financial assistance for a congregate
548 housing project, in the form of capital grants, interim loans, permanent

549 loans, deferred loans or any combination thereof for application to the
550 development cost of such project or projects. A contract with an
551 authority, a municipal developer, a nonprofit corporation or a housing
552 partnership may provide that in the case of any loan made in
553 conjunction with any housing assistance funds provided by an agency
554 of the United States government, if such housing assistance funds
555 terminate prior to complete repayment of a loan made pursuant to this
556 section, the remaining balance of such loan may be converted to a capital
557 grant or decreased loan. Any such state assistance contract with an
558 authority, a municipal developer, a nonprofit corporation or a housing
559 partnership for a capital grant or loan entered into prior to the time
560 housing assistance funds became available from an agency of the United
561 States government, may, upon the mutual consent of the commissioner
562 and the authority, municipal developer, nonprofit corporation or
563 housing partnership, be renegotiated to provide for a loan or increased
564 loan in the place of a capital grant or loan or a part thereof, consistent
565 with the above conditions. Such capital grants or loans shall be in an
566 amount not in excess of the development cost of the project or projects,
567 including, in the case of grants or loans financed from the proceeds of
568 the state's general obligation bonds issued pursuant to any
569 authorization, allocation or approval of the State Bond Commission
570 made prior to July 1, 1990, administrative or other cost or expense to be
571 incurred by the state in connection therewith, as approved by said
572 commissioner. In anticipation of final payment of such capital grants or
573 loans, the state, acting by and through said commissioner and in
574 accordance with such contract, may make temporary advances to the
575 authority, municipal developer, nonprofit corporation or housing
576 partnership for preliminary planning expense or other development
577 cost of such project or projects. Any loan provided pursuant to this
578 section shall bear interest at a rate to be determined in accordance with
579 subsection (t) of section 3-20. Any such authority, municipal developer,
580 nonprofit corporation or housing partnership may, subject to the
581 approval of the Commissioner of Housing, contract with any other
582 person approved by the Commissioner of Housing for the operation of

583 a project undertaken pursuant to this part. As used in this section,
 584 "housing partnership" has the same meaning as provided in [subsection
 585 (n) of] section 8-113a, as amended by this act.

586 Sec. 13. Section 8-119l of the general statutes is repealed and the
 587 following is substituted in lieu thereof (*Effective July 1, 2025*):

588 The state, acting by and through the Commissioner of Housing, may
 589 enter into a contract or contracts with an authority, a municipal
 590 developer, a nonprofit corporation or a housing partnership for state
 591 financial assistance in the form of a grant-in-aid for an operating cost
 592 subsidy for state-financed congregate housing projects developed
 593 pursuant to this part. In calculating the amount of the grant-in-aid, the
 594 commissioner shall use adjusted gross income of tenants. As used in this
 595 section, "adjusted gross income" means annual aggregate income from
 596 all sources minus fifty per cent of all unreimbursable medical expenses
 597 [. As used in this section,] and "housing partnership" has the same
 598 meaning as provided in [subsection (n) of] section 8-113a, as amended
 599 by this act.

This act shall take effect as follows and shall amend the following sections:		
Section 1	<i>July 1, 2025</i>	8-39
Sec. 2	<i>July 1, 2025</i>	8-40
Sec. 3	<i>July 1, 2025</i>	8-44b
Sec. 4	<i>July 1, 2025</i>	8-50
Sec. 5	<i>July 1, 2025</i>	8-45a
Sec. 6	<i>July 1, 2025</i>	12-412(29)
Sec. 7	<i>July 1, 2025</i>	8-389
Sec. 8	<i>July 1, 2025</i>	12-631(9)
Sec. 9	<i>July 1, 2025</i>	8-113a
Sec. 10	<i>July 1, 2025</i>	8-116c(a)
Sec. 11	<i>July 1, 2025</i>	8-116d
Sec. 12	<i>July 1, 2025</i>	8-119h
Sec. 13	<i>July 1, 2025</i>	8-119l

Statement of Purpose:

To authorize a housing authority to expand its jurisdiction to include housing in other municipalities.

[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.]