



General Assembly

January Session, 2009

Committee Bill No. 5592

LCO No. 3971

03971HB05592HSG

Referred to Committee on Housing

Introduced by:
(HSG)

AN ACT CONCERNING CERTAIN PUBLIC HOUSING.

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 Section 8-45 of the general statutes is repealed and the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, 2009*):

3 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
11 with all other available money, revenues, income and receipts of the
12 authority from whatever sources derived, will be sufficient (a) to pay,
13 as the same become due, the principal and interest on the bonds of the
14 authority; (b) to meet the cost of, and to provide for, maintaining and
15 operating the projects, including the cost of any insurance, and the
16 administrative expenses of the authority; and (c) to create, during not

17 less than six years immediately succeeding its issuance of any bonds, a
18 reserve sufficient to meet the largest principal and interest payments
19 which will be due on such bonds in any one year thereafter and to
20 maintain such reserve. In the operation or management of housing
21 projects an authority shall, at all times, rent or lease the dwelling
22 accommodations therein at rentals within the financial reach of
23 families of low income. The authority, subject to approval by the
24 Commissioner of Economic and Community Development, shall fix
25 maximum income limits for the admission and for the continued
26 occupancy of families in such housing, provided such maximum
27 income limits and all revisions thereof for housing projects operated
28 pursuant to any contract with any agency of the federal government
29 shall be subject to the prior approval of such federal agency. The
30 Commissioner of Economic and Community Development shall define
31 the income of a family to provide the basis for determining eligibility
32 for the admission and for the continued occupancy of families under
33 the maximum income limits fixed and approved. The definition of
34 family income, by the Commissioner of Economic and Community
35 Development, may provide for the exclusion of all or part of the
36 income of family members which, in the judgment of said
37 commissioner, is not generally available to meet the cost of basic living
38 needs of the family. Notwithstanding the provisions of this section, in
39 the case of housing operated by an authority that is in the housing loan
40 portfolio of the Department of Economic and Community
41 Development that was transferred to the Connecticut Housing
42 Authority pursuant to section 8-37uu, income may include payments
43 to a tenant or prospective tenant from any source, including payments
44 for child support that are not ordered by a court. No housing authority
45 shall refuse to rent any dwelling accommodation to an otherwise
46 qualified applicant on the ground that one or more of the proposed
47 occupants are children born out of wedlock. Each housing authority
48 shall provide a receipt to each applicant for admission to its housing
49 projects stating the time and date of application and shall maintain a
50 list of such applications which shall be a public record as defined in

51 section 1-200. The Commissioner of Economic and Community
52 Development shall, by regulation, provide for the manner in which
53 such list shall be created, maintained and revised. No provision of this
54 chapter shall be construed as limiting the right of the authority to vest
55 in an obligee the right, in the event of a default by such authority, to
56 take possession of a housing project or cause the appointment of a
57 receiver thereof or acquire title thereto through foreclosure
58 proceedings, free from all the restrictions imposed by this chapter with
59 respect to rental rates and tenant selection.

This act shall take effect as follows and shall amend the following sections:		
Section 1	October 1, 2009	8-45

Statement of Purpose:

To require that applicants for public housing and Section 8 be allowed to include noncourt ordered child support payments to determine the applicant's ability to afford rent.

[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.]

Co-Sponsors: REP. BUTLER, 72nd Dist.

H.B. 5592