

**Legislative Regulation
Review Committee**

2010-016

Department of Social Services

**TRANSITIONARY RENTAL ASSISTANCE
PROGRAM**

R-39 REV. 04/04
IMPORTANT: Read
instructions on bottom
of Certification Page
before completing this
form. Failure to comply
with instructions may
cause disapproval of
proposed Regulations.

STATE OF CONNECTICUT
REGULATION
OF

Name of Agency

Department of Social Services

Subject Matter of Regulation
Transitional Rental Assistance Program

Section 17b-811a-2(i) of the Regulations of Connecticut State Agencies is amended as follows:

Sec. 17b-811a-2. Program administration and description

- (a) Subject to the availability of funds, the commissioner shall implement and administer a transitional rental assistance program for families that meet the eligibility requirements of section 17b-811a-3 of the Regulations of Connecticut State Agencies.
- (b) An eligible family, whether or not it has received a transitional rental assistance certificate, shall not receive assistance under this program if funds are not available.
- (c) The department may administer the transitional rental assistance program directly or it may designate one or more agents to administer the program. If an agent is designated to administer the program, the department shall enter into a contract with that agent. Such agent shall be required by contract to keep records in accordance with applicable state requirements.
- (d) The commissioner may provide, on a one-time basis, up to twelve consecutive months of transitional rental assistance.
- (e) The department or its agent shall make transitional rental assistance payments directly to an owner on behalf of an eligible family. No payment shall be made until (1) a lease has been executed by the family and the owner; (2) tenancy has been approved by the department or its agent; (3) the dwelling unit has passed a housing quality standard inspection; and (4) the department or its agent and the owner have entered into and executed a transitional rental assistance contract. An eligible family shall make a monthly tenant contribution directly to the owner pursuant to an executed lease. The amount of the tenant contribution shall be determined in accordance with section 17b-811a-6 of the Regulations of Connecticut State Agencies.
- (f) The commissioner shall develop a schedule of maximum allowable rent. Except as provided in section 17b-811a-6 (c) of the Regulations of

Connecticut State Agencies, the department or its agent shall not grant a request for tenancy approval if it determines that the proposed rent under the lease is greater than the amount allowed pursuant to the schedule of maximum allowable rent. In developing the schedule, the commissioner shall consider the cost of rent in the different municipalities in which rental property is located; the type of housing (e.g., single family, apartment building); and the number of, and size of, bedrooms in the dwelling unit. The maximum allowable rent shall include a utility allowance that the commissioner shall develop. Said utility allowance shall include an allowance for all utilities paid by the eligible family except telephone service. The department or its agent shall use the utility allowance when determining the tenant contribution pursuant to section 17b-811a-6 of the Regulations of Connecticut State Agencies.

- (g) Administrative responsibilities for the transitional rental assistance program shall include family selection, family and landlord briefings, family and landlord outreach, family mobility counseling, promotion of housing choice and encouragement of racial and economic integration, dwelling unit inspection for compliance with housing and health codes, income and rent verifications, maintenance of records and other responsibilities as required by the commissioner.
- (h) Participation by a landlord and by the department or its agent in the transitional rental assistance program shall require compliance with all applicable federal and state fair housing law, rules and regulations.
- (i) In accordance with section 17b-811a-3(a) of the Regulations of Connecticut State Agencies, a family may be eligible for transitional rental assistance if an adult member is employed at the time the family leaves the TFA program and either; (1) has income which exceeds the TFA payment standard or (2) is employed for a minimum of 12 hours per week. The commissioner may determine at any time, in his discretion, that funding limitations require a priority to be established for allocating limited transitional assistance benefits. In such an eventuality, families with income that exceeds the TFA payment standard shall be afforded priority over families with an adult member who is employed for a minimum of 12 hours per week.

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REGULATION

OF

NAME OF AGENCY

Department of Social Services

Concerning

SUBJECT MATTER OF REGULATION

Transitory Rental Assistance Program

SECTION _____

Statement of Purpose: (A) The purpose of the regulation is to amend section 17b-811a-2 of the Regulations of Connecticut State Agencies pursuant to Public Act 07-16. Should there be a projected funding deficit, the proposed amendment will give priority to those applicants whose income exceeds the TFA Payment Standard as this is reflective of their ability to sustain self sufficiency upon termination of the subsidy as was the original intent of this program.

(B) The main provision of the regulation provides that the Commissioner may establish priorities for allocating transitional rental assistance based on whether a person is eligible because their income exceeds the payment standard for Temporary Family Assistance (TFA) or they are employed a minimum of twelve hours per week.

(C) The legal effects of the regulation will permit the Department to establish priorities for allocating funds in the Transitional Rental Assistance Program to aid individuals to maintain their self sufficiency.

CERTIFICATION

R-39 REV. 1/77

Be it known that the foregoing:

Regulations Emergency Regulations

Are:

Adopted Amended as hereinabove stated Repealed

By the aforesaid agency pursuant to:

Sections _____ of the General Statutes.

Section _____ of the General Statutes, as amended by Public Act No. _____ of the _____ Public Acts.

Public Act No. 07-16 of the Public Acts.

After publication in the Connecticut Law Journal on 11/10/09, of the notice of the proposal to:

Adopt Amend Repeal such regulations

(If applicable): And the holding of an advertised public hearing on _____ day of _____

WHEREFORE, the foregoing regulations are hereby:

Adopted Amended as hereinabove stated Repealed

Effective:

When filed with the Secretary of the State.

(OR)

The _____ day of _____

In Witness Whereof:	Date <u>1/28/10</u>	SIGNED (Head of Board, Agency or Commission) 	OFFICIAL TITLE, DULY AUTHORIZED Commissioner
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Approved by the Attorney General as to legal sufficiency in accordance with sec. 4-169, as amended C.G.S.	SIGNED <u>W B A/C 2/18/10</u>	OFFICIAL TITLE, DULY AUTHORIZED ASSOC. ATTY. GENERAL
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- Approved
- Disapproved
- Disapproved in part, (Indicate Section Numbers disapproved only)
- Rejected without prejudice

By the Legislative Regulation Review Committee in accordance with Sec. 4-170, as amended, of the General Statutes.	Date	SIGNED (Clerk of the Legislative Regulation Review Committee)
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Two certified copies received and filed, and one such copy forwarded to the Commission in Official Legal Publications in accordance with Section 4-172, as amended, of the General Statutes.

DATE	SIGNED (Secretary of the State.)	BY
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INSTRUCTIONS

- One copy of all regulations for adoption, amendment or repeal, except emergency regulations, must be presented to the Attorney General for his determination of legal sufficiency. Section 4-169 of the General Statutes.
- Seventeen copies of all regulations for adoption, amendment or repeal, except emergency regulations, must be presented to the standing Legislative Regulation Review Committee for its approval. Section 4-170 of the General Statutes.
- Each regulation must be in the form intended for publication and must include the appropriate regulation section number and section heading. Section 4-172 of the General Statutes.
- Indicate by "(NEW)" in heading if new regulation. Amended regulations must contain new language in capital letters and deleted language in brackets. Section 4-170 of the General Statutes.