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Section 1. Section 8-45 of the general statutes is repealed and the following is substituted in lieu thereof (Effective October 1, 2019):

(a) Each housing authority shall manage and operate its housing projects in an efficient manner so as to enable it to fix the rentals for dwelling accommodations at the lowest possible rates consistent with providing decent, safe and sanitary dwelling accommodations, and no housing authority shall construct or operate any such project for profit or as a source of revenue to the municipality. To this end, an authority shall fix the rentals for dwelling in its projects at no higher rates than it finds to be necessary in order to produce revenues which, together with all other available money, revenues, income and receipts of the authority from whatever sources derived, will be sufficient [(a) (1)] to pay, as the same become due, the principal and interest on the bonds of the authority; [(b)] (2) to meet the cost of, and to provide for, maintaining and operating the projects, including the cost of any insurance, and the administrative expenses of the authority; and [(c)] (3) to create, during not less than six years immediately succeeding its issuance of any bonds, a reserve sufficient to meet the largest principal and interest payments which will be due on such bonds in any one year thereafter and to maintain such reserve.

(b) In the operation or management of housing projects an authority shall, at all times, rent or lease the dwelling accommodations therein at rentals within the financial reach of families of low income. The
authority, subject to approval by the Commissioner of Housing, shall
fix maximum income limits for the admission and for the continued
occupancy of families in such housing, provided such maximum
income limits and all revisions thereof for housing projects operated
pursuant to any contract with any agency of the federal government
shall be subject to the prior approval of such federal agency. The
Commissioner of Housing shall define the income of a family to
provide the basis for determining eligibility for the admission and for
the continued occupancy of families under the maximum income
limits fixed and approved. The definition of family income, by the
Commissioner of Housing, may provide for the exclusion of all or part
of the income of family members which, in the judgment of said
commissioner, is not generally available to meet the cost of basic living
needs of the family. No housing authority shall refuse to rent any
dwelling accommodation to an otherwise qualified applicant on the
ground that one or more of the proposed occupants are children born
out of wedlock.

(c) Each housing authority shall provide a receipt to each applicant
for admission to its housing projects stating the time and date of
application and shall maintain a list of such applications which shall be
a public record, as defined in section 1-200. The Commissioner of
Housing shall, by regulation adopted in accordance with the
provisions of chapter 54, provide for the manner in which such list
shall be created, maintained and revised, provided that following any
application period conducted by random lottery, nothing shall prohibit
a housing authority from maintaining an open waiting list and adding
applicants to such open waiting list in an order based on the date and
time that applications are received.

(d) No provision of this chapter shall be construed as limiting the
right of the authority to vest in an obligee the right, in the event of a
default by such authority, to take possession of a housing project or
cause the appointment of a receiver thereof or acquire title thereto
through foreclosure proceedings, free from all the restrictions imposed
by this chapter with respect to rental rates and tenant selection.
Sec. 2. Section 8-48 of the general statutes is repealed and the following is substituted in lieu thereof (Effective October 1, 2019):

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

Sec. 3. Section 8-72 of the general statutes is repealed and the following is substituted in lieu thereof (Effective October 1, 2019):

(a) Each developer or housing authority shall manage and operate its housing projects in an efficient manner so as to enable it to fix the rentals for dwelling accommodations at the lowest possible rates consistent with providing decent, safe and sanitary dwelling accommodations, and no housing authority or nonprofit corporation shall construct or operate any such project for profit. To this end an authority or a nonprofit corporation shall fix the rentals for dwelling in its projects at no higher rates than it finds to be necessary in order to produce revenues which, together with all other available money, revenues, income and receipts of the authority or nonprofit corporation from whatever sources derived, will be sufficient [(a)] (1) to pay, as the same become due, the principal and interest on the bonds of the authority or nonprofit corporation; [(b)] and (2) to meet the cost of, and to provide for, maintaining and operating the projects,
including the cost of any insurance, and the administrative expenses of
the authority or nonprofit corporation; provided nothing in this section
shall be construed as prohibiting any authority or nonprofit
corporation from providing for variable rentals based on family
income.

(b) In the operation or management of housing projects an authority
or nonprofit corporation shall, at all times, rent or lease the dwelling
accommodations therein at rentals within the financial reach of
families of low income. The Commissioner of Housing may establish
maximum income limits for admission and continued occupancy of
tenants, provided such maximum income limits and all revisions
thereof for housing projects operated pursuant to any contract with
any agency of the federal government shall be subject to the prior
approval of such federal agency. The Commissioner of Housing shall
define the income of a family to provide the basis for determining
eligibility for the admission, rentals and for the continued occupancy
of families under the maximum income limits fixed and approved. The
definition of family income, by the Commissioner of Housing, may
provide for the exclusion of all or part of the income of family
members which, in the judgment of said commissioner, is not
generally available to meet the cost of basic living needs of the family.
No housing authority or developer shall refuse to rent any dwelling
accommodation to an otherwise qualified applicant on the ground that
one or more of the proposed occupants are children born out of
wedlock.

(c) Each housing authority and developer shall provide a receipt to
each applicant for admission to its housing projects stating the time
and date of application and shall maintain a list of such applications,
which shall be a public record as defined in section 1-200. The
Commissioner of Housing shall, by regulation adopted in accordance
with the provisions of chapter 54, provide for the manner in which
such list shall be created, maintained and revised, provided that
following any application period conducted by random lottery,
nothing shall prohibit a housing authority from maintaining an open
waiting list and adding applicants to such open waiting list in an order based on the date and time that applications are received.

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

(e) The Commissioner of Housing shall approve an operation or management plan of each housing project, which shall provide an income adequate for debt service, if any, administration, including a state service charge, other operating costs and establishment of reasonable reserves for repairs, maintenance and replacements, vacancy and collection losses. Said commissioner shall have the right of inspection of any housing during the period between the date on which construction thereof begins and the date the state loan is fully paid or, in the case of a grant, during the period for which any housing project built pursuant to such grant is used for housing for families of low and moderate income.

(f) An authority or developer shall semiannually submit to said commissioner a sworn statement setting forth such information with respect to the tenants and rentals for each housing project in accordance with this section and the costs of operating each housing project under its jurisdiction as said commissioner requires. Any person who makes a false statement concerning the income of the family for which application for admission to or continued occupancy of housing projects is made may be fined not more than five hundred dollars or imprisoned not more than six months or both.

(g) With regard to a family who, since the last annual recertification, received any public assistance or state-administered general assistance and received earnings from employment, the authority or developer shall not require any interim recertification due to an earnings increase. At the annual recertification, the authority or developer shall
base rent levels on such family's average income throughout the preceding twelve months. During the subsequent twelve-month period, the authority or developer shall not require any interim recertifications due to increased earnings from employment. However, if a family's income has decreased, nothing in this section shall preclude an interim recertification or recertification based on the reduced income level.

Sec. 4. Section 8-116a of the general statutes is repealed and the following is substituted in lieu thereof (Effective October 1, 2019):

(a) The following provisions shall be applicable to housing for elderly persons: (1) There shall be no requirement that the occupants of such housing constitute families and housing may be provided in separate dwelling units for elderly persons living alone; (2) housing for elderly persons shall conform to standards established by the Commissioner of Housing and shall be designed so as to alleviate the infirmities characteristic of the elderly; (3) the authority, municipal developer, nonprofit corporation or housing partnership, subject to approval by the Commissioner of Housing, shall fix maximum standard income and asset limits for admission to such housing; (4) each housing authority, municipal developer, nonprofit corporation or housing partnership shall provide a receipt to each applicant for admission to its housing projects stating the time and date of application and shall maintain a list of such applications, which shall be a public record as defined in section 1-200 and which shall be created, maintained and revised in a manner which the Commissioner of Housing shall, by regulation adopted in accordance with the provisions of chapter 54, provide; and (5) any person who makes a false statement concerning the income of the elderly person for whom application for admission to a project under this part is made may be fined not more than five hundred dollars or imprisoned not more than six months, or both.

(b) Following any application period conducted by random lottery, nothing shall prohibit a housing authority from maintaining an open
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waiting list and adding applicants to such open waiting list in an order
based on the date and time that applications are received.

Sec. 5. Section 47a-6a of the general statutes is repealed and the
following is substituted in lieu thereof (Effective October 1, 2019):

(a) As used in this section, "address" means a location as described
by the full street number, if any, the street name, the city or town, and
the state, and not a mailing address such as a post office box, "dwelling
unit" means any house or building, or portion thereof, which is rented,
leased or hired out to be occupied, or is arranged or designed to be
occupied, or is occupied, as the home or residence of one or more
persons, living independently of each other, and doing their cooking
upon the premises, and having a common right in the halls, stairways
or yards, "agent in charge" means one who manages real estate,
including, but not limited to, the collection of rents and supervision of
property, "controlling participant" means an individual or entity that
exercises day-to-day financial or operational control, and "project-
based housing provider" means a property owner who contracts with
the United States Department of Housing and Urban Development to
provide housing to tenants under the federal Housing Choice Voucher
Program, 42 USC 1437f(o).

(b) Any municipality may require the nonresident owner or
project-based housing provider of occupied or vacant rental real
property to maintain on file in the office of the tax assessor, or
other municipal office designated by the municipality, the current
residential address of the nonresident owner or project-based housing
provider of such property, if the owner or provider is an individual, or
the current residential address of the agent in charge of the building, if
the nonresident owner or project-based housing provider is a
corporation, partnership, trust or other legally recognized entity
owning rental real property in the state. In the case of a project-based
housing provider, such information shall also include identifying
information and the current residential address of each controlling
participant associated with the property, except that if such controlling
participant is a corporation, partnership, trust or other legally recognized entity, the project-based housing provider shall include the identifying information and the current residential address of an individual who exercises day-to-day financial or operational control of such entity. If such residential address changes, notice of the new residential address shall be provided by such nonresident owner or agent in charge of the building to the office of the tax assessor or other designated municipal office not more than twenty-one days after the date that the address change occurred. If the nonresident owner or agent fails to file an address under this section, the address to which the municipality mails property tax bills for the rental real property shall be deemed to be the nonresident owner or agent's current address. Such address may be used for compliance with the provisions of subsection (c) of this section.

(c) Service of state or municipal orders relating to maintenance of such rental real property or compliance with state law and local codes concerning such real property directed to the nonresident owner or agent at the address on file, or deemed to be on file in accordance with the provisions of this section, shall be sufficient proof of service of notice of such orders in any subsequent criminal or civil action against the owner or agent for failure to comply with the orders. The provisions of this section shall not be construed to limit the validity of any other means of giving notice of such orders that may be used by the state or such municipality.

(d) Any person who violates any provision of this section shall have committed an infraction.

Sec. 6. Section 47a-6b of the general statutes is repealed and the following is substituted in lieu thereof (Effective October 1, 2019):
more than one thousand dollars for any subsequent violation. Any
person who is assessed a civil penalty pursuant to this section may
appeal therefrom to the Superior Court. An appeal shall be instituted
not later than thirty days after the mailing of notice of such assessment
by filing a petition to reopen assessment, together with an entry fee in
an amount equal to the entry fee for a small claims case pursuant to
section 52-259, at the Superior Court facility designated by the Chief
Court Administrator, which shall entitle such person to a hearing in
accordance with the rules of the judges of the Superior Court.

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