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## **OLR Bill Analysis**

### **SB 877**

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

#### **SUMMARY**

This bill requires any housing authority that administers a tenant-based rental assistance program (i.e., a housing voucher program) to take actions related to posting them within 30 days after setting or updating the payment standard or similar maximum monthly payment.

The U.S. Department of Housing and Urban Development (HUD) regulations define “payment standard” as the maximum monthly assistance payment for a family assisted in the voucher program before deducting the total tenant payment by the family (24 C.F.R. 982.4).

Under the bill, the housing authorities must:

1. post the payment standard in a prominent and publicly available location on its website or the website of the municipality in which it is located and
2. submit the payment standard to the United Way of Connecticut’s 2-1-1 Infoline Program so that it may be posted on the organization's website.

Under the bill, the posting must include a disclaimer that the maximum payment standard may not be applied in full to the actual rental rate the applicant paid in certain circumstances.

Additionally, the bill makes technical and related conforming changes.

EFFECTIVE DATE: October 1, 2021

## **BACKGROUND**

### ***Tenant-Based Rental Assistance & Payment Standards***

HUD generally defines tenant-based rental assistance as a rental subsidy to help households afford housing costs. HUD's federal Housing Choice Voucher Program (HCV, 42 U.S.C. 1437f(o)) and the state's Rental Assistance Program (RAP, CGS § 8-345) are two examples of programs that offer this type of assistance. According to a 2020 update to the payment standards chapter of HUD's HCV Program Guidebook, HUD permits public housing agencies or authorities (also known as PHAs) to submit payment standard information to HUD for inclusion in a mobile application that provides information to voucher families searching for a unit.

## **COMMITTEE ACTION**

Housing Committee

Joint Favorable

Yea 15 Nay 0 (03/09/2021)