



General Assembly

February Session, 2022

***Raised Bill No. 5206***

LCO No. 1687



Referred to Committee on HOUSING

Introduced by:  
(HSG)

***AN ACT CONCERNING HOUSING AUTHORITIES.***

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

1 Section 1. Subsection (a) of section 8-41 of the general statutes is  
2 repealed and the following is substituted in lieu thereof (*Effective October*  
3 *1, 2022*):

4 (a) For purposes of this section, a "tenant of the authority" means a  
5 tenant who lives in housing owned or managed by a housing authority  
6 or who is receiving housing assistance in a housing program directly  
7 administered by such authority. When the governing body of a  
8 municipality other than a town adopts a resolution as described in  
9 section 8-40, it shall promptly notify the chief executive officer of such  
10 adoption. Upon receiving such notice, the chief executive officer shall  
11 appoint five persons who are residents of said municipality as  
12 commissioners of the authority, except that the chief executive officer  
13 may appoint two additional persons who are residents of the  
14 municipality if (1) the authority operates more than three thousand  
15 units, or (2) upon the appointment of a tenant commissioner pursuant  
16 to subsection (c) of this section, the additional appointments are

17 necessary to achieve compliance with 24 CFR 964.415 or section 9-167a.  
18 If the governing body of a town adopts such a resolution, such body  
19 shall appoint five persons who are residents of said town as  
20 commissioners of the authority created for such town, except that such  
21 body may appoint two additional persons who are residents of the town  
22 if, upon the appointment of a tenant commissioner pursuant to  
23 subsection (c) of this section, the additional appointments are necessary  
24 to achieve compliance with 24 CFR 964.415 or section 9-167a. The  
25 commissioners who are first so appointed shall be designated to serve  
26 for a term of either one, two, three, four or five years, except that if the  
27 authority has five members, the terms of not more than one member  
28 shall expire in the same year. Terms shall commence on the first day of  
29 the month next succeeding the date of their appointment, and annually  
30 thereafter a commissioner shall be appointed to serve for five years  
31 except that any vacancy which may occur because of a change of  
32 residence by a commissioner, removal of a commissioner, resignation or  
33 death shall be filled for the unexpired portion of the term. If a governing  
34 body increases the membership of the authority on or after July 1, 1995,  
35 such governing body shall, by resolution, provide for a term of five  
36 years for each such additional member. The term of the chairman shall  
37 be three years. At least one of such commissioners of an authority  
38 having five members, and at least two of such commissioners of an  
39 authority having more than five members, shall be a tenant or tenants  
40 of the authority selected pursuant to subsection (c) of this section. If, on  
41 October 1, 1979, a municipality has adopted a resolution as described in  
42 section 8-40, but has no tenants serving as commissioners, the chief  
43 executive officer of a municipality other than a town or the governing  
44 body of a town shall appoint a tenant who meets the qualifications set  
45 out in this section as a commissioner of such authority when the next  
46 vacancy occurs. No commissioner of an authority may hold any public  
47 office in the municipality for which the authority is created. A  
48 commissioner shall hold office until said commissioner's successor is  
49 appointed and has qualified. Not later than January 1, 2023, each  
50 commissioner who is serving on said date and, thereafter, upon  
51 appointment, each newly appointed commissioner who is not a

52 reappointed commissioner, shall participate in a training for housing  
53 authority commissioners provided by the United States Department of  
54 Housing and Urban Development. A certificate of the appointment or  
55 reappointment of any commissioner shall be filed with the clerk and  
56 shall be conclusive evidence of the legal appointment of such  
57 commissioner, after said commissioner has taken an oath in the form  
58 prescribed in the first paragraph of section 1-25. The powers of each  
59 authority shall be vested in the commissioners thereof. Three  
60 commissioners shall constitute a quorum if the authority consists of five  
61 commissioners. Four commissioners shall constitute a quorum if the  
62 authority consists of more than five commissioners. Action may be  
63 taken by the authority upon a vote of not less than a majority of the  
64 commissioners present, unless the bylaws of the authority require a  
65 larger number. The chief executive officer, or, in the case of an authority  
66 for a town, the governing body of the town, shall designate which of the  
67 commissioners shall be the first chairman, but when the office of  
68 chairman of the authority becomes vacant, the authority shall select a  
69 chairman from among its commissioners. An authority shall select from  
70 among its commissioners a vice chairman, and it may employ a  
71 secretary, who shall be executive director, and technical experts and  
72 such other officers, agents and employees, permanent and temporary,  
73 as it requires, and shall determine their qualifications, duties and  
74 compensation, provided, in municipalities having a civil service law, all  
75 appointments and promotions, except the employment of the secretary,  
76 shall be based on examinations given and lists prepared under such law,  
77 and, except so far as may be inconsistent with the terms of this chapter,  
78 such civil service law and regulations adopted thereunder shall apply  
79 to such housing authority and its personnel. For such legal services as it  
80 requires, an authority may employ its own counsel and legal staff. An  
81 authority may delegate any of its powers and duties to one or more of  
82 its agents or employees. A commissioner, or any employee of the  
83 authority who handles its funds, shall be required to furnish an  
84 adequate bond. The commissioners shall serve without compensation,  
85 but shall be entitled to reimbursement for their actual and necessary  
86 expenses incurred in the performance of their official duties.

87 Sec. 2. Section 8-68f of the general statutes is repealed and the  
88 following is substituted in lieu thereof (*Effective October 1, 2022*):

89 Each housing authority [which] that receives financial assistance  
90 under any state housing program, and the Connecticut Housing Finance  
91 Authority or its subsidiary when [said] such authority or subsidiary is  
92 the successor owner of housing previously owned by a housing  
93 authority under part II or part VI of this chapter, shall, for housing  
94 which it owns and operates, (1) provide each of its tenants with a written  
95 lease, (2) provide each of its tenants, at the time the tenant signs an initial  
96 lease and, annually thereafter, contact information for the management  
97 of the housing authority, the local department of public health and the  
98 Commission on Human Rights and Opportunities, and a copy of the  
99 guidance concerning rights and responsibilities of landlords and tenants  
100 that is posted on the Internet web site of the Judicial Branch, (3) adopt a  
101 procedure for hearing tenant complaints and grievances, [(3)] (4) adopt  
102 procedures for soliciting tenant comment on proposed changes in  
103 housing authority policies and procedures, including changes to its  
104 lease and to its admission and occupancy policies, and [(4)] (5)  
105 encourage tenant participation in the housing authority's operation of  
106 state housing programs, including, where appropriate, the facilitation  
107 of tenant participation in the management of housing projects. If such  
108 housing authority or the Connecticut Housing Finance Authority or its  
109 subsidiary operates both a federal and a state-assisted housing program,  
110 it shall use the same procedure for hearing tenant grievances in both  
111 programs. The Commissioner of Housing shall adopt regulations in  
112 accordance with the provisions of chapter 54 to establish uniform  
113 minimum standards for the requirements in this section.

114 Sec. 3. Section 8-68d of the general statutes is repealed and the  
115 following is substituted in lieu thereof (*Effective October 1, 2022*):

116 (a) Each housing authority shall submit a report to the Commissioner  
117 of Housing and the chief executive officer of the municipality in which  
118 the authority is located not later than March first, annually. The report  
119 shall contain (1) an inventory of all existing housing owned or operated

120 by the authority, including the total number, types and sizes of rental  
121 units and the total number of occupancies and vacancies in each housing  
122 project or development, and a description of the condition of such  
123 housing, (2) a description of any new construction projects being  
124 undertaken by the authority and the status of such projects, (3) the  
125 number and types of any rental housing sold, leased or transferred  
126 during the period of the report which is no longer available for the  
127 purpose of low or moderate income rental housing, (4) the results of its  
128 annual audit conducted in accordance with subsection (b) of this section,  
129 and [(4)] (5) such other information as the commissioner may require by  
130 regulations adopted in accordance with the provisions of chapter 54.

131 (b) In addition to the audits required under sections 4-231 and 7-932,  
132 the commissioners of the authority shall annually contract with a firm  
133 of certified public accountants to undertake an independent financial  
134 audit of the authority in accordance with generally accepted auditing  
135 standards.

This act shall take effect as follows and shall amend the following sections:		
Section 1	<i>October 1, 2022</i>	8-41(a)
Sec. 2	<i>October 1, 2022</i>	8-68f
Sec. 3	<i>October 1, 2022</i>	8-68d

**Statement of Purpose:**

To require (1) training for housing authority commissioners, (2) housing authorities to provide certain contact information and notify tenants of their rights, and (3) annual independent audits of housing authorities.

*[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.]*