



General Assembly

January Session, 2023

***Raised Bill No. 6593***

LCO No. 3617



Referred to Committee on HOUSING

Introduced by:  
(HSG)

***AN ACT CONCERNING HOUSING AUTHORITY JURISDICTION.***

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

1 Section 1. Section 8-39 of the general statutes is repealed and the  
2 following is substituted in lieu thereof (*Effective October 1, 2023*):

3 The following terms, wherever used or referred to in this chapter,  
4 [shall] have the following respective meanings, unless a different  
5 meaning clearly appears from the context:

6 [(a)] (1) "Area of operation" [includes the municipality in which a  
7 housing authority is created under the provisions of this chapter and  
8 may include a neighboring municipality, provided the governing body  
9 of such neighboring municipality agrees by proper resolution to the  
10 extension of the area of operation to include such neighboring  
11 municipality] means a municipal area of operation and, if adopted by a  
12 housing authority, includes an expanded area of operation.

13 [(b)] (2) "Authority" or "housing authority" means any of the public  
14 corporations created by section 8-40, as amended by this act, and the  
15 Connecticut Housing Authority when exercising the rights, powers,

16 duties or privileges of, or subject to the immunities or limitations of,  
17 housing authorities pursuant to section 8-121.

18 [(c)] (3) "Bonds" means any bonds, including refunding bonds, notes,  
19 interim certificates, debentures or other obligations issued by the  
20 authority pursuant to this chapter.

21 [(d)] (4) "Clerk" means the clerk of the particular city, borough or  
22 town for which a particular housing authority is created.

23 (5) "Eligible developer" or "developer" means (A) a nonprofit  
24 corporation; (B) any business corporation incorporated pursuant to  
25 chapter 601 or any predecessor statutes thereto, having as one of its  
26 purposes the construction, rehabilitation, ownership or operation of  
27 housing, and having its articles of incorporation approved by the  
28 Commissioner of Housing in accordance with regulations adopted  
29 pursuant to section 8-79a or 8-84; (C) any partnership, limited  
30 partnership, joint venture, trust, limited liability company or association  
31 having as one of its purposes the construction, rehabilitation, ownership  
32 or operation of housing, and having its documents of organization  
33 approved by the commissioner in accordance with regulations adopted  
34 pursuant to section 8-79a or 8-84; (D) a housing authority; (E) a family  
35 or person approved by the commissioner as qualified to own, construct,  
36 rehabilitate, manage and maintain housing under a mortgage loan made  
37 or insured under an agreement entered into pursuant to the provisions  
38 of this chapter; or (F) a municipal developer.

39 (6) "Expanded area of operation" means an area in a municipality  
40 adopted by a housing authority under section 8-40, as amended by this  
41 act, other than the municipality in which the housing authority is  
42 located.

43 [(e)] (7) "Families of low income" means families who lack the amount  
44 of income which is necessary, as determined by the authority  
45 undertaking the housing project, to enable them, without financial  
46 assistance, to live in decent, safe and sanitary dwellings, without  
47 overcrowding.

48        [(f)] (8) "Families of low and moderate income" means families who  
49 lack the amount of income which is necessary, as determined by the  
50 Commissioner of Housing, to enable them to rent or purchase moderate  
51 cost housing without financial assistance as provided by this part and  
52 parts II and III of this chapter.

53        (9) "Family" means a household consisting of one or more persons.

54        [(g)] (10) "Federal government" includes the United States of  
55 America, the federal emergency administration of public works or any  
56 other agency or instrumentality, corporate or otherwise, of the United  
57 States of America.

58        [(h)] (11) "Governing body" means, for towns having a town council,  
59 the council; for other towns, the selectmen; for cities, the common  
60 council or other similar body of officials; and for boroughs, the warden  
61 and burgesses.

62        [(i)] (12) "Housing project" means any work or undertaking [(1)] (A)  
63 to demolish, clear or remove buildings from any slum area, which work  
64 or undertaking may embrace the adaptation of such area to public  
65 purposes, including parks or other recreational or community purposes;  
66 or [(2)] (B) to provide decent, safe and sanitary urban or rural dwellings,  
67 apartments or other living accommodations for families of low or  
68 moderate income, which work or undertaking may include buildings,  
69 land, equipment, facilities and other real or personal property for  
70 necessary, convenient or desirable appurtenances, streets, sewers, water  
71 service, parks, site preparation, gardening, administrative, community,  
72 recreational, commercial or welfare purposes and may include the  
73 acquisition and rehabilitation of existing dwelling units or structures to  
74 be used for moderate or low rental units; or [(3)] (C) to accomplish a  
75 combination of the [foregoing. The term "housing project" also may be  
76 applied to] purposes listed in subparagraphs (A) and (B) of this  
77 subdivision. "Housing project" may also include the planning of the  
78 buildings and improvements, the acquisition of property, the  
79 demolition of existing structures, the construction, reconstruction,

80 alteration and repair of the improvements and all other work in  
81 connection therewith and may include the reconstruction,  
82 rehabilitation, alteration, or major repair of existing buildings or  
83 improvements which were undertaken pursuant to parts II and VI of  
84 this chapter.

85 [(j)] (13) "Mayor" means, for cities, the mayor and, for boroughs, the  
86 warden.

87 [(k)] (14) "Moderate rental" means a rental which, as determined by  
88 an authority with the concurrence of the Commissioner of Housing, is  
89 below the level at which private enterprise is currently building a  
90 needed volume of safe and sanitary dwellings for rental in the locality  
91 involved; and "moderate rental housing project" means a housing  
92 project, receiving state aid in the form of loans or grants, for families  
93 unable to pay more than moderate rental. [Such project] "Moderate  
94 rental housing project" may include the reconstruction, rehabilitation,  
95 alteration, or major repair of existing buildings or improvements which  
96 were undertaken pursuant to parts II or VI of this chapter.

97 (15) "Mortgage" means a mortgage deed, deed of trust or other  
98 instrument that constitutes a lien, regardless of priority, on real estate or  
99 on a leasehold interest under a lease having a remaining term, at the  
100 time such mortgage is executed, which does not expire for at least that  
101 number of years beyond the maturity date of the obligation secured by  
102 such mortgage as is equal to the number of years remaining until the  
103 maturity date of such obligation.

104 (16) "Municipal area of operation" includes the municipality in which  
105 a housing authority is created under the provisions of this chapter and  
106 may include any other municipality, as provided in section 8-40, as  
107 amended by this act.

108 (17) "Municipal developer" means a municipality that has not  
109 declared by resolution a need for a housing authority pursuant to  
110 section 8-40, as amended by this act, acting by and through its legislative  
111 body, except that in any town in which a town meeting or representative

112 town meeting is the legislative body, "municipal developer" means the  
113 board of selectmen if such board is authorized to act as the municipal  
114 developer by the town meeting or representative town meeting.

115 [(l)] (18) "Municipality" means any city, borough or town. "The  
116 municipality" means the particular municipality for which a particular  
117 housing authority is created.

118 (19) "Nonprofit corporation" means a nonprofit corporation  
119 incorporated pursuant to chapter 602 or any predecessor statutes  
120 thereto, having as one of its purposes the construction, rehabilitation,  
121 ownership or operation of housing and having articles of incorporation  
122 approved by the Commissioner of Housing in accordance with  
123 regulations adopted pursuant to section 8-79a or 8-84.

124 [(m)] (20) "Obligee of the authority" or "obligee" includes any  
125 bondholder, trustee or trustees for any bondholders, or lessor demising  
126 to the authority property used in connection with a housing project, or  
127 any assignee or assignees of such lessor's interest or any part thereof,  
128 and the state or federal government when it is a party to any contract  
129 with the authority.

130 [(n)] (21) "Real property" includes all lands, including improvements  
131 and fixtures thereon, and property of any nature appurtenant thereto,  
132 or used in connection therewith, and every estate, interest and right,  
133 legal or equitable, therein, including terms for years and liens by way of  
134 judgment, mortgage or otherwise and the indebtedness secured by such  
135 liens.

136 [(o)] (22) "Rent" means the entire amount paid to an authority for any  
137 dwelling unit.

138 [(p)] (23) "Shelter rent" means rent less any charges made by an  
139 authority for water, heat, gas and electricity.

140 [(q)] (24) "Slum" means any area where dwellings predominate  
141 which, by reason of dilapidation, overcrowding, faulty arrangement or

142 design, lack of ventilation, light or sanitary facilities, or any combination  
143 of these factors, are detrimental to safety, health and morals.

144 [(r)] (25) "State public body" means any city, borough, town,  
145 municipal corporation, district or other subdivision of the state.

146 [(s)] (26) "Veteran" has the meaning [assigned by] as provided in  
147 section 27-103 and includes any officer of the United States Public  
148 Health Service detailed by proper authority to duty with any of the  
149 armed forces and the spouse or widow or widower of such veteran,  
150 provided such veteran shall have served for a period of ninety days or  
151 more in time of war after December 7, 1941, and shall have resided in  
152 this state at any time continuously for two years.

153 [(t)] "Family" means a household consisting of one or more persons.

154 (u) "Eligible developer" or "developer" means (1) a nonprofit  
155 corporation; (2) any business corporation incorporated pursuant to  
156 chapter 601 or any predecessor statutes thereto, having as one of its  
157 purposes the construction, rehabilitation, ownership or operation of  
158 housing, and having articles of incorporation approved by the  
159 commissioner in accordance with regulations adopted pursuant to  
160 section 8-79a or 8-84; (3) any partnership, limited partnership, joint  
161 venture, trust, limited liability company or association having as one of  
162 its purposes the construction, rehabilitation, ownership or operation of  
163 housing, and having basic documents of organization approved by the  
164 commissioner in accordance with regulations adopted pursuant to  
165 section 8-79a or 8-84; (4) a housing authority; (5) a family or person  
166 approved by the commissioner as qualified to own, construct,  
167 rehabilitate, manage and maintain housing under a mortgage loan made  
168 or insured under an agreement entered into pursuant to the provisions  
169 of this chapter; or (6) a municipal developer.

170 (v) "Mortgage" means a mortgage deed, deed of trust, or other  
171 instrument which shall constitute a lien, whether first or second, on real  
172 estate or on a leasehold under a lease having a remaining term, at the  
173 time such mortgage is acquired, which does not expire for at least that

174 number of years beyond the maturity date of the obligation secured by  
175 such mortgage as is equal to the number of years remaining until the  
176 maturity date of such obligation.

177 (w) "Nonprofit corporation" means a nonprofit corporation  
178 incorporated pursuant to chapter 602 or any predecessor statutes  
179 thereto, having as one of its purposes the construction, rehabilitation,  
180 ownership or operation of housing and having articles of incorporation  
181 approved by the Commissioner of Housing in accordance with  
182 regulations adopted pursuant to section 8-79a or 8-84.

183 (x) "Municipal developer" means a municipality, as defined in  
184 subsection (l) of this section, which has not declared by resolution a need  
185 for a housing authority pursuant to section 8-40, acting by and through  
186 its legislative body, except that in any town in which a town meeting or  
187 representative town meeting is the legislative body, "municipal  
188 developer" means the board of selectmen if such board is authorized to  
189 act as the municipal developer by the town meeting or representative  
190 town meeting.]

191 Sec. 2. Section 8-40 of the general statutes is repealed and the  
192 following is substituted in lieu thereof (*Effective October 1, 2023*):

193 (a) In each municipality of the state there is created a public body  
194 corporate and politic to be known as the "housing authority" of the  
195 municipality; provided such authority shall not transact any business or  
196 exercise its powers [hereunder] under this section until the governing  
197 body of the municipality by resolution declares that there is need for a  
198 housing authority in the municipality, provided it shall find [(1)] that (1)  
199 insanitary or unsafe inhabited dwelling accommodations exist in the  
200 municipality, [or] (2) that there is a shortage of safe or sanitary dwelling  
201 accommodations in the municipality available to families of low income  
202 at rentals they can afford, or (3) [that] there is a shortage of safe or  
203 sanitary dwelling accommodations in the municipality available to  
204 families of moderate income at rentals they can afford. In determining  
205 whether dwelling accommodations are unsafe or insanitary, [said] such

206 governing body may take into consideration the degree of  
207 overcrowding, the percentage of land coverage, the light, air, space and  
208 access available to the inhabitants of such dwelling accommodations,  
209 the size and arrangement of the rooms, the sanitary facilities and the  
210 extent to which conditions exist in such buildings which endanger life  
211 or property by fire or other causes.

212 (b) The governing bodies of two or more municipalities may create a  
213 regional housing authority, which shall have all the powers, duties and  
214 responsibilities conferred upon housing authorities by this chapter and  
215 chapter 130. The area of operation of such authority shall include the  
216 municipalities for which such authority is created and any expanded  
217 area of operation adopted by such authority. Such authority shall act  
218 through a board of commissioners composed of two representatives  
219 from each municipality appointed for terms of four years in the manner  
220 provided in section 8-41.

221 (c) Any housing authority or regional housing authority established  
222 pursuant to this section may adopt an expanded area of operation.

223 Sec. 3. Section 8-44b of the general statutes is repealed and the  
224 following is substituted in lieu thereof (*Effective October 1, 2023*):

225 (a) Any housing authority created by section 8-40, as amended by this  
226 act, shall have the power to establish and maintain a housing authority  
227 police force, [the] except that no housing authority shall have the power  
228 to establish or maintain a housing authority police force in an expanded  
229 area of operation. The members of [which] any such housing authority  
230 police force shall be employees of such housing authority and shall be  
231 known as housing authority police officers. Housing authority police  
232 officers shall be appointed by the local board, agency or person  
233 empowered to appoint municipal police officers, subject to approval [of]  
234 by the housing authority. The requirements for appointment as a police  
235 officer in the municipality in which the housing authority is located,  
236 except for age and physical qualifications, shall be mandatory for  
237 housing authority police officers in such municipality. No person shall



238 be appointed to such housing authority police force unless [he] such  
239 person has been awarded a certificate attesting to [his] such person's  
240 successful completion of an approved municipal police basic training  
241 program, as provided in section 7-294e. The initial appointment shall be  
242 for a probationary term upon completion of which the appointing  
243 authority may promote such probationary officers to permanent status;  
244 provided such promotion shall be in accordance with procedures  
245 applicable to municipal police officers in the municipality and shall be  
246 made subject to the approval of the housing authority. Housing  
247 authority police officers shall have and exercise the powers and  
248 authority conferred upon municipal police officers and shall be subject  
249 to the ultimate supervision and control of the chief of police of the  
250 municipality in which the housing authority operates.

251 (b) Notwithstanding the provisions of subsection (a) of this section,  
252 any housing authority police force which existed prior to October 1,  
253 1970, pursuant to Title 1 of Public Law 89-754, 80 Stat. 1255, the  
254 Demonstration Cities and Metropolitan Development Act of 1966, and  
255 which, for any reason, does not constitute a housing authority police  
256 force pursuant to subsection (a) of this section, shall constitute a housing  
257 authority police force pursuant to this subsection and the members of  
258 any such police [forces] force may exercise the powers granted to such  
259 members pursuant to this subsection. The members of such police force  
260 may act, at the expense of the municipality, as special police officers  
261 upon property owned or managed by any housing authority. Such  
262 special police officers: (1) May arrest, without previous complaint and  
263 warrant, any person for any offense in their jurisdiction, when such  
264 person is taken or apprehended in the act or on the speedy information  
265 of others; (2) when in the immediate pursuit of one who may be arrested  
266 under the provisions of this subsection, may pursue such offender  
267 outside of their jurisdiction into any part of the municipality to effect an  
268 arrest; (3) shall be peace officers as defined in subdivision (9) of section  
269 53a-3; (4) shall have the authority to serve criminal process within their  
270 jurisdiction; (5) shall, when on duty, wear a uniform, distinct in color  
271 from that worn by the police officers of the municipality; (6) shall, when

272 on duty, wear in plain view a shield, distinct in shape from that worn  
273 by the police officers of the municipality which shall bear the words  
274 "special police"; (7) shall complete a forty-hour basic training program  
275 provided by the municipality within one hundred eighty days of June  
276 27, 1983; and (8) shall take an oath of office.

277 Sec. 4. Section 8-50 of the general statutes is repealed and the  
278 following is substituted in lieu thereof (*Effective October 1, 2023*):

279 An authority shall have the right to acquire by the exercise of the  
280 power of eminent domain any real property that is not located in an  
281 expanded area of operation which it deems necessary for its purposes  
282 under this chapter after the adoption by [it] such authority of a  
283 resolution declaring that the acquisition of such real property described  
284 [therein] in such resolution is necessary for such purposes. An authority,  
285 in its own name and at its own expense and cost, may prefer a petition  
286 and exercise the power of eminent domain in the manner provided in  
287 section 48-12 and acts supplementary thereto, except that a housing  
288 authority's power of eminent domain shall not extend to an expanded  
289 area of operation. Property already devoted to a public use may be  
290 acquired, provided no real property belonging to the municipality, the  
291 state or any political subdivision thereof may be acquired without its  
292 consent.

293 Sec. 5. Section 8-45a of the general statutes is repealed and the  
294 following is substituted in lieu thereof (*Effective October 1, 2023*):

295 A housing authority, as defined in [subsection (b) of] section 8-39, as  
296 amended by this act, in determining eligibility for the rental of public  
297 housing units may establish criteria and consider relevant information  
298 concerning (1) an applicant's or any proposed occupant's history of  
299 criminal activity involving: (A) Crimes of physical violence to persons  
300 or property, (B) crimes involving the illegal manufacture, sale,  
301 distribution or use of, or possession with intent to manufacture, sell, use  
302 or distribute, a controlled substance, as defined in section 21a-240, or (C)  
303 other criminal acts which would adversely affect the health, safety or

304 welfare of other tenants, (2) an applicant's or any proposed occupant's  
305 abuse, or pattern of abuse, of alcohol when the housing authority has  
306 reasonable cause to believe that such applicant's or proposed occupant's  
307 abuse, or pattern of abuse, of alcohol may interfere with the health,  
308 safety or right to peaceful enjoyment of the premises by other residents,  
309 and (3) an applicant or any proposed occupant who is subject to a  
310 lifetime registration requirement under section 54-252 on account of  
311 being convicted or found not guilty by reason of mental disease or defect  
312 of a sexually violent offense. In evaluating any such information, the  
313 housing authority shall give consideration to the time, nature and extent  
314 of the applicant's or proposed occupant's conduct and to factors which  
315 might indicate a reasonable probability of favorable future conduct such  
316 as evidence of rehabilitation and evidence of the willingness of the  
317 applicant, the applicant's family or the proposed occupant to participate  
318 in social service or other appropriate counseling programs and the  
319 availability of such programs.

320 Sec. 6. Subdivision (29) of section 12-412 of the general statutes is  
321 repealed and the following is substituted in lieu thereof (*Effective October*  
322 *1, 2023*):

323 (29) (A) Sales of and the storage, use or other consumption of tangible  
324 personal property acquired for incorporation into or used and  
325 consumed in the operation of housing facilities for low and moderate  
326 income families and persons and sales of and the acceptance, use or  
327 other consumption of any service described in subdivision (2) of section  
328 12-407 that is used and consumed in the development, construction,  
329 rehabilitation, renovation, repair or operation of housing facilities for  
330 low and moderate income families and persons, provided such facilities  
331 are constructed under the sponsorship of and owned or operated by  
332 nonprofit housing organizations or housing authorities, as defined in  
333 [subsection (b)] subdivision (2) of section 8-39, as amended by this act.  
334 The nonprofit housing organization or housing authority sponsoring  
335 the construction of or owning or operating such housing facility shall  
336 obtain from the commissioner a letter of determination that the housing  
337 facility has, to the satisfaction of said commissioner, met all the

338 requirements for exemption under this subsection. At the time of any  
339 sale or purchase that is exempt under this subsection, the purchaser  
340 shall present to the retailer a copy of the determination letter that was  
341 issued to the nonprofit housing organization or housing authority  
342 together with a certificate from the purchaser, in such form as the  
343 commissioner may prescribe, certifying that the tangible personal  
344 property or services that are being purchased from the retailer are to be  
345 used or consumed exclusively for the purposes of incorporation into or  
346 in the development, construction, rehabilitation, renovation, repair or  
347 operation of the housing facility identified in the letter of determination.  
348 For the purposes of this subsection, (i) "nonprofit housing organization"  
349 means any organization which has as one of its purposes the  
350 development, construction, sponsorship or ownership of housing for  
351 low and moderate income families as stated in its charter, if it is  
352 incorporated, or its constitution or bylaws, if it is unincorporated, and  
353 which has received exemption from federal income tax under the  
354 provisions of Section 501(c) of the Internal Revenue Code, as amended  
355 from time to time, provided the charter of such organization, if it is  
356 incorporated, or its constitution or bylaws, if unincorporated, shall  
357 contain a provision that no officer, member or employee thereof shall  
358 receive or at any future time may receive any pecuniary profit from the  
359 operation thereof, except a reasonable compensation for services in  
360 effecting the purposes of the organization; (ii) "housing facilities" means  
361 facilities having as their primary purpose the provision of safe and  
362 adequate housing and related facilities for low and moderate income  
363 families and persons, notwithstanding that said housing provides other  
364 dwelling accommodations in addition to the primary purpose of  
365 providing dwelling accommodations for low and moderate income  
366 families; (iii) "related facilities" means those facilities defined in  
367 subsection (d) of section 8-243; and (iv) "low and moderate income  
368 families" means those families as defined in subsection (h) of [said]  
369 section 8-243.

370 (B) Sales of and the acceptance, use or other consumption of any  
371 service described in subdivision (2) of section 12-407 that is used or

372 consumed in the development, construction, renovation or operation of  
373 housing facilities for low and moderate income families and persons,  
374 provided such facilities are owned or sponsored by a mutual housing  
375 association, as defined in subsection (b) of section 8-214f, and operated  
376 as mutual housing by such association at a location that was conveyed  
377 to such association by the United States Secretary of Housing and Urban  
378 Development prior to September 1, 1995.

379 Sec. 7. Section 8-389 of the general statutes is repealed and the  
380 following is substituted in lieu thereof (*Effective October 1, 2023*):

381 Upon the incorporation of a successfully negotiated regional fair  
382 housing compact into a regional plan of conservation and development  
383 by a regional planning agency pursuant to section 8-386, the  
384 Commissioner of Housing and the Connecticut Housing Authority may  
385 give priority to any application for financial or technical assistance made  
386 by a municipality, housing authority or eligible developer as defined in  
387 [subsection (u) of] section 8-39, as amended by this act, in connection  
388 with any project located in a municipality which has approved the  
389 regional fair housing compact pursuant to section 8-386.

390 Sec. 8. Subdivision (9) of section 12-631 of the general statutes is  
391 repealed and the following is substituted in lieu thereof (*Effective October*  
392 *1, 2023*):

393 (9) "Families of low and moderate income" means families meeting  
394 the criteria for designation as families of low and moderate income  
395 established by the Commissioner of Housing pursuant to [subsection  
396 (f)] subdivision (8) of section 8-39, as amended by this act.

397 Sec. 9. Section 8-113a of the general statutes is repealed and the  
398 following is substituted in lieu thereof (*Effective October 1, 2023*):

399 The following terms, wherever used or referred to in this part, [shall]  
400 have the following respective meanings, unless a different meaning  
401 clearly appears from the context:

402 [(a)] (1) "Authority" or "housing authority" means any of the public  
403 corporations created by section 8-40, as amended by this act.

404 [(b) "Municipality" means any city, borough or town. "The  
405 municipality" means the particular municipality for which a particular  
406 housing authority is created.

407 (c) "Governing body" means, for towns having a town council, the  
408 council; for other towns, the selectmen; for cities, the common council  
409 or other similar body of officials; and for boroughs, the warden and  
410 burgesses.

411 (d) "Mayor" means, for cities, the mayor, and, for boroughs, the  
412 warden. "Clerk" means the clerk of the particular city, borough or town  
413 for which a particular housing authority is created.

414 (e) "Area of operation" shall include the municipality in which a  
415 housing authority is created under the provisions of this chapter, and  
416 may include a neighboring municipality, provided the governing body  
417 of such neighboring municipality shall agree by proper resolution to the  
418 extension of the area of operation to include such neighboring  
419 municipality.]

420 (2) "Bonds" means any bonds, notes, interim certificates, certificates  
421 of indebtedness, debentures or other obligations issued by the authority  
422 pursuant to this chapter.

423 (3) "Elderly persons" means persons sixty-two years of age and over  
424 who lack the amount of income that is necessary, as determined by the  
425 authority or nonprofit corporation, subject to approval by the  
426 Commissioner of Housing, to enable them to live in decent, safe and  
427 sanitary dwellings without financial assistance as provided under this  
428 part, or persons who have been certified by the Social Security Board as  
429 being totally disabled under the federal Social Security Act or certified  
430 by any other federal board or agency as being totally disabled.

431 (4) "Housing partnership" means any partnership, limited

432 partnership, joint venture, trust or association consisting of (A) a  
433 housing authority, a nonprofit corporation or both, and (B) (i) a business  
434 corporation incorporated pursuant to chapter 601 or any predecessor  
435 statutes thereto, having as one of its purposes the construction,  
436 rehabilitation, ownership or operation of housing, and having articles of  
437 incorporation approved by the commissioner in accordance with  
438 regulations adopted pursuant to section 8-79a or 8-84, (ii) a for-profit  
439 partnership, limited partnership, joint venture, trust, limited liability  
440 company or association having as one of its purposes the construction,  
441 rehabilitation, ownership or operation of housing, and having basic  
442 documents of organization approved by the commissioner in  
443 accordance with regulations adopted pursuant to section 8-79a or 8-84,  
444 or (iii) any combination of the entities included under subparagraphs  
445 (B)(i) and (B)(ii) of this subdivision.

446 [(f)] (5) "Housing project" means any work or undertaking [(1)] (A) to  
447 demolish, clear or remove buildings from any slum area, which work or  
448 undertaking may embrace the adaptation of such area to public  
449 purposes, including parks or other recreational or community purposes;  
450 [(2)] (B) to provide decent, safe and sanitary urban or rural dwellings,  
451 apartments or other living accommodations for elderly persons, which  
452 work or undertaking may include buildings, land, equipment, facilities  
453 and other real or personal property for necessary, convenient or  
454 desirable appurtenances, streets, sewers, water service, parks, site  
455 preparation, gardening, administrative, community, recreational or  
456 welfare purposes; [(3)] (C) to provide a continuum of housing  
457 comprising independent living accommodations, residential care,  
458 intermediate housing facilities and skilled nursing care and facilities  
459 with ready access to medical and hospital services; or [(4)] (D) to  
460 accomplish a combination of the [foregoing. The term "housing project"  
461 also may be applied to] purposes specified in subparagraphs (A) to (C),  
462 inclusive, of this subdivision. "Housing project" may also include the  
463 planning of the buildings and improvements, the acquisition of  
464 property, the demolition of existing structures, the construction,  
465 reconstruction, alteration and repair of the improvements and all other

466 work in connection therewith.

467 [(g) "Bonds" means any bonds, notes, interim certificates, certificates  
468 of indebtedness, debentures or other obligations issued by the authority  
469 pursuant to this chapter.

470 (h) "Real property" shall include all lands, including improvements  
471 and fixtures thereon, and property of any nature appurtenant thereto,  
472 or used in connection therewith, and every estate, interest and right,  
473 legal or equitable, therein, including terms for years and liens by way of  
474 judgment, mortgage or otherwise and the indebtedness secured by such  
475 liens.

476 (i) "Obligee of the authority" or "obligee" shall include any  
477 bondholder, trustee or trustees for any bondholders, or lessor demising  
478 to the authority property used in connection with a housing project, or  
479 any assignee or assignees of such lessor's interest or any part thereof,  
480 and the state government when it is a party to any contract with the  
481 authority.

482 (j) "State public body" means any city, borough, town, municipal  
483 corporation, district or other subdivision of the state.]

484 [(k)] (6) "Rent" means the entire amount paid to a local authority,  
485 nonprofit corporation or housing partnership for any dwelling unit.

486 [(l)] (7) "Shelter rent" means "rent" as defined herein, less any charges  
487 made by a local authority, nonprofit corporation or housing partnership  
488 for water, heat, gas, electricity and sewer use charges.

489 [(m) "Elderly persons" means persons sixty-two years of age and over  
490 who lack the amount of income which is necessary, as determined by  
491 the authority or nonprofit corporation, subject to approval by the  
492 Commissioner of Housing, to enable them to live in decent, safe and  
493 sanitary dwellings without financial assistance as provided under this  
494 part, or persons who have been certified by the Social Security Board as  
495 being totally disabled under the federal Social Security Act or certified



496 by any other federal board or agency as being totally disabled.

497 (n) "Housing partnership" means any partnership, limited  
498 partnership, joint venture, trust or association consisting of (1) a housing  
499 authority, a nonprofit corporation or both and (2) (A) a business  
500 corporation incorporated pursuant to chapter 601 or any predecessor  
501 statutes thereto, having as one of its purposes the construction,  
502 rehabilitation, ownership or operation of housing, and having articles of  
503 incorporation approved by the commissioner in accordance with  
504 regulations adopted pursuant to section 8-79a or 8-84, (B) a for-profit  
505 partnership, limited partnership, joint venture, trust, limited liability  
506 company or association having as one of its purposes the construction,  
507 rehabilitation, ownership or operation of housing, and having basic  
508 documents of organization approved by the commissioner in  
509 accordance with regulations adopted pursuant to section 8-79a or 8-84  
510 or (C) any combination of the entities included under subparagraphs  
511 (A) and (B) of this subdivision.]

512 Sec. 10. Subsection (a) of section 8-116c of the general statutes is  
513 repealed and the following is substituted in lieu thereof (*Effective October*  
514 *1, 2023*):

515 (a) An elderly person [, as defined in subsection (m) of section 8-113a,]  
516 shall not be eligible to move into a housing project [, as defined in  
517 subsection (f) of section 8-113a,] if the person (1) is currently using illegal  
518 drugs, (2) is currently abusing alcohol and has a recent history of  
519 disruptive or dangerous behavior and whose tenancy (A) would  
520 constitute a direct threat to the health or safety of another individual, or  
521 (B) would result in substantial physical damage to the property of  
522 another, (3) has a recent history of disruptive or dangerous behavior and  
523 whose tenancy (A) would constitute a direct threat to the health and  
524 safety of another individual, or (B) would result in substantial physical  
525 damage to the property of another, or (4) was convicted of the illegal  
526 sale or possession of a controlled substance, as defined in section 21a-  
527 240, within the prior twenty-four-month period.

528 Sec. 11. Section 8-116d of the general statutes is repealed and the  
529 following is substituted in lieu thereof (*Effective October 1, 2023*):

530 Any elderly person [, as defined in subsection (m) of section 8-113a,]  
531 who applies for and is accepted for admission to a housing project  
532 pursuant to this part or part VII of this chapter or pursuant to any other  
533 state or federal housing assistance program may terminate the lease or  
534 rental agreement for the dwelling unit that he or she occupies at the time  
535 of such acceptance, without the penalty or liability for the remaining  
536 term of the lease or rental agreement, upon giving thirty days' written  
537 notice to the landlord of such dwelling unit.

538 Sec. 12. Section 8-119h of the general statutes is repealed and the  
539 following is substituted in lieu thereof (*Effective October 1, 2023*):

540 Upon preliminary approval by the State Bond Commission pursuant  
541 to the provisions of section 3-20, the state, acting by and through the  
542 Commissioner of Housing, may enter into a contract or contracts with  
543 an authority, a municipal developer, a nonprofit corporation or a  
544 housing partnership for state financial assistance for a congregate  
545 housing project, in the form of capital grants, interim loans, permanent  
546 loans, deferred loans or any combination thereof for application to the  
547 development cost of such project or projects. A contract with an  
548 authority, a municipal developer, a nonprofit corporation or a housing  
549 partnership may provide that in the case of any loan made in  
550 conjunction with any housing assistance funds provided by an agency  
551 of the United States government, if such housing assistance funds  
552 terminate prior to complete repayment of a loan made pursuant to this  
553 section, the remaining balance of such loan may be converted to a capital  
554 grant or decreased loan. Any such state assistance contract with an  
555 authority, a municipal developer, a nonprofit corporation or a housing  
556 partnership for a capital grant or loan entered into prior to the time  
557 housing assistance funds became available from an agency of the United  
558 States government, may, upon the mutual consent of the commissioner  
559 and the authority, municipal developer, nonprofit corporation or  
560 housing partnership, be renegotiated to provide for a loan or increased

561 loan in the place of a capital grant or loan or a part thereof, consistent  
562 with the above conditions. Such capital grants or loans shall be in an  
563 amount not in excess of the development cost of the project or projects,  
564 including, in the case of grants or loans financed from the proceeds of  
565 the state's general obligation bonds issued pursuant to any  
566 authorization, allocation or approval of the State Bond Commission  
567 made prior to July 1, 1990, administrative or other cost or expense to be  
568 incurred by the state in connection therewith, as approved by said  
569 commissioner. In anticipation of final payment of such capital grants or  
570 loans, the state, acting by and through said commissioner and in  
571 accordance with such contract, may make temporary advances to the  
572 authority, municipal developer, nonprofit corporation or housing  
573 partnership for preliminary planning expense or other development  
574 cost of such project or projects. Any loan provided pursuant to this  
575 section shall bear interest at a rate to be determined in accordance with  
576 subsection (t) of section 3-20. Any such authority, municipal developer,  
577 nonprofit corporation or housing partnership may, subject to the  
578 approval of the Commissioner of Housing, contract with any other  
579 person approved by the Commissioner of Housing for the operation of  
580 a project undertaken pursuant to this part. As used in this section,  
581 "housing partnership" has the same meaning as provided in [subsection  
582 (n) of] section 8-113a, as amended by this act.

583       Sec. 13. Section 8-119l of the general statutes is repealed and the  
584 following is substituted in lieu thereof (*Effective October 1, 2023*):

585       The state, acting by and through the Commissioner of Housing, may  
586 enter into a contract or contracts with an authority, a municipal  
587 developer, a nonprofit corporation or a housing partnership for state  
588 financial assistance in the form of a grant-in-aid for an operating cost  
589 subsidy for state-financed congregate housing projects developed  
590 pursuant to this part. In calculating the amount of the grant-in-aid, the  
591 commissioner shall use adjusted gross income of tenants. As used in this  
592 section, "adjusted gross income" means annual aggregate income from  
593 all sources minus fifty per cent of all unreimbursable medical expenses.  
594 As used in this section, "housing partnership" has the same meaning as

595 provided in [subsection (n) of] section 8-113a, as amended by this act.

This act shall take effect as follows and shall amend the following sections:		
Section 1	<i>October 1, 2023</i>	8-39
Sec. 2	<i>October 1, 2023</i>	8-40
Sec. 3	<i>October 1, 2023</i>	8-44b
Sec. 4	<i>October 1, 2023</i>	8-50
Sec. 5	<i>October 1, 2023</i>	8-45a
Sec. 6	<i>October 1, 2023</i>	12-412(29)
Sec. 7	<i>October 1, 2023</i>	8-389
Sec. 8	<i>October 1, 2023</i>	12-631(9)
Sec. 9	<i>October 1, 2023</i>	8-113a
Sec. 10	<i>October 1, 2023</i>	8-116c(a)
Sec. 11	<i>October 1, 2023</i>	8-116d
Sec. 12	<i>October 1, 2023</i>	8-119h
Sec. 13	<i>October 1, 2023</i>	8-119l

**Statement of Purpose:**

To allow a housing authority to expand its jurisdiction to include other municipalities.

*[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.]*