



General Assembly

January Session, 2023

Raised Bill No. 996

LCO No. 4009



Referred to Committee on HOUSING

Introduced by:
(HSG)

***AN ACT CONCERNING HOUSING DEVELOPMENT IN THE STATE,
ESTABLISHING A HOUSING AUTHORITY RESIDENT QUALITY OF
LIFE IMPROVEMENT GRANT PROGRAM AND A HOUSING CHOICE
VOUCHER TASK FORCE AND REQUIRING THE DISCLOSURE OF
CERTAIN NATURAL PERSON OWNERSHIP INTERESTS IN REAL
PROPERTY.***

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

1 Section 1. (*Effective from passage*) (a) As used in this section, "resident
2 advisory board" means any board established by a housing authority
3 pursuant to 42 USC 1437c-1(e).

4 (b) There is established a housing authority resident quality of life
5 improvement grant program to provide funds to housing authorities for
6 the purpose of making improvements to any residential buildings
7 managed by such authority as may be recommended by such housing
8 authority's resident advisory board. The grant program shall be
9 administered by the Department of Housing.

10 (c) The Commissioner of Housing shall, within available
11 appropriations, award grants under such grant program based on

12 applications submitted and evaluated as provided in this section. The
13 amount of grants awarded shall not exceed two hundred fifty thousand
14 dollars in the aggregate per fiscal year.

15 (d) The commissioner shall commence accepting applications for the
16 grant program established pursuant to this section not later than
17 October 1, 2023. Each housing authority may apply for a grant pursuant
18 to this section by submitting an application to the department in a
19 manner prescribed by the commissioner. Grants made under this
20 section shall be used to provide an ongoing benefit, as determined by
21 the commissioner, for residents of a residential building.

22 (e) The commissioner may adopt regulations, in accordance with
23 chapter 54 of the general statutes, to carry out the provisions of this
24 section.

25 Sec. 2. (*Effective from passage*) (a) There is established a task force to
26 study the federal Housing Choice Voucher Program, 42 USC 1437f(o),
27 and its implementation in the state. Such study shall include, but need
28 not be limited to, an evaluation concerning any disparate impacts said
29 program has on the development of at-risk children and youth or
30 families.

31 (b) The task force shall consist of the following members:

32 (1) The chairpersons and ranking members of the joint standing
33 committee of the General Assembly having cognizance of matters
34 relating to housing, or their designees;

35 (2) One appointed by the president pro tempore of the Senate;

36 (3) One appointed by the majority leader of the Senate;

37 (4) Two appointed by the minority leader of the Senate;

38 (5) One appointed by the speaker of the House of Representatives;

39 (6) One appointed by the majority leader of the House of

40 Representatives; and

41 (7) Two appointed by the minority leader of the House of
42 Representatives.

43 (c) Any member of the task force appointed under subsection (b) of
44 this section may be a member of the General Assembly. All initial
45 appointments to the task force shall be made not later than thirty days
46 after the effective date of this section. Any vacancy shall be filled by the
47 appointing authority.

48 (d) The speaker of the House of Representatives and the minority
49 leader of the Senate shall each select a chairperson from among the
50 members of the task force. Such chairpersons shall schedule the first
51 meeting of the task force, which shall be held not later than sixty days
52 after the effective date of this section.

53 (e) The administrative staff of the joint standing committee of the
54 General Assembly having cognizance of matters relating to housing
55 shall serve as administrative staff of the task force.

56 (f) Not later than January 16, 2024, the task force shall submit a report
57 on its findings and recommendations regarding the implementation of
58 the federal Housing Choice Voucher Program in the state to the joint
59 standing committee of the General Assembly having cognizance of
60 matters relating to housing, in accordance with the provisions of section
61 11-4a of the general statutes and to the state's congressional delegation.
62 The task force shall terminate on the date that it submits such report or
63 January 16, 2024, whichever is later.

64 Sec. 3. Subsections (a) and (b) of section 47a-6a of the general statutes
65 are repealed and the following is substituted in lieu thereof (*Effective*
66 *October 1, 2023*):

67 (a) As used in this section, (1) "address" means a location as described
68 by the full street number, if any, the street name, the city or town, and
69 the state, and not a mailing address such as a post office box, (2)

70 "dwelling unit" means any house or building, or portion thereof, which
71 is rented, leased or hired out to be occupied, or is arranged or designed
72 to be occupied, or is occupied, as the home or residence of one or more
73 persons, living independently of each other, and doing their cooking
74 upon the premises, and having a common right in the halls, stairways
75 or yards, (3) "agent in charge" means one who manages real estate,
76 including, but not limited to, the collection of rents and supervision of
77 property, (4) "controlling participant" means [an individual or entity
78 that exercises day-to-day financial or operational control] a natural
79 person who is not a minor and who, directly or indirectly and through
80 any contract, arrangement, understanding or relationship, exercises
81 substantial control of, or owns greater than twenty-five per cent of, a
82 corporation, partnership, trust or other legally recognized entity owning
83 rental real property in the state, and (5) "project-based housing
84 provider" means a property owner who contracts with the United States
85 Department of Housing and Urban Development to provide housing to
86 tenants under the federal Housing Choice Voucher Program, 42 USC
87 1437f(o).

88 (b) Any municipality may require the nonresident owner or project-
89 based housing provider of occupied or vacant rental real property to
90 [maintain on file in the office of] report to the tax assessor, or other
91 municipal office designated by the municipality, the current residential
92 address of the nonresident owner or project-based housing provider of
93 such property [,] if the nonresident owner or project-based housing
94 provider is an individual, or the current residential address of the agent
95 in charge of the building [,] if the nonresident owner or project-based
96 housing provider is a corporation, partnership, trust or other legally
97 recognized entity owning rental real property in the state. [In the case
98 of a] If the nonresident owners or project-based housing [provider, such
99 information] providers are a corporation, partnership, trust or other
100 legally recognized entity owning rental real property in the state, such
101 report shall also include identifying information and the current
102 residential address of each controlling participant associated with the
103 property. [, except that, if such controlling participant is a corporation,

104 partnership, trust or other legally recognized entity, the project-based
 105 housing provider shall include the identifying information and the
 106 current residential address of an individual who exercises day-to-day
 107 financial or operational control of such entity.] If such residential
 108 address changes, notice of the new residential address shall be provided
 109 by such nonresident owner, project-based housing provider or agent in
 110 charge of the building to the office of the tax assessor or other designated
 111 municipal office not more than twenty-one days after the date that the
 112 address change occurred. If the nonresident owner, project-based
 113 housing provider or agent fails to file an address under this section, the
 114 address to which the municipality mails property tax bills for the rental
 115 real property shall be deemed to be the nonresident owner, project-
 116 based housing provider or agent's current address. Such address may
 117 be used for compliance with the provisions of subsection (c) of this
 118 section.

| | | |
|---|------------------------|-------------------|
| This act shall take effect as follows and shall amend the following sections: | | |
| Section 1 | <i>from passage</i> | New section |
| Sec. 2 | <i>from passage</i> | New section |
| Sec. 3 | <i>October 1, 2023</i> | 47a-6a(a) and (b) |

Statement of Purpose:

To (1) establish a resident quality of life improvement grant program, (2) establish a housing choice voucher task force, and (3) require the disclosure of certain natural person ownership interests in real property.

[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.]