



General Assembly

January Session, 2023

**Raised Bill No. 1049**

LCO No. 4273



Referred to Committee on HOUSING

Introduced by:  
(HSG)

***AN ACT CONCERNING PAYMENT STANDARDS AND APPLICATIONS  
FOR THE FEDERAL HOUSING CHOICE VOUCHER PROGRAM.***

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

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 Section 8-45 of the general statutes is repealed and the  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

3 (a) Each housing authority shall manage and operate its housing  
4 projects in an efficient manner so as to enable it to fix the rentals for  
5 dwelling accommodations at the lowest possible rates consistent with  
6 providing decent, safe and sanitary dwelling accommodations, and no  
7 housing authority shall construct or operate any such project for profit  
8 or as a source of revenue to the municipality. [To this end an] An  
9 authority shall fix the rentals for dwelling in its projects at no higher  
10 rates than it finds to be necessary in order to produce revenues which,  
11 together with all other available money, revenues, income and receipts  
12 of the authority from whatever sources derived, will be sufficient [(a)]  
13 (1) to pay, as the same become due, the principal and interest on the  
14 bonds of the authority; [(b)] (2) to meet the cost of, and to provide for,  
15 maintaining and operating the projects, including the cost of any

16 insurance, and the administrative expenses of the authority; and [(c)] (3)  
17 to create, during not less than six years immediately succeeding its  
18 issuance of any bonds, a reserve sufficient to meet the largest principal  
19 and interest payments which will be due on such bonds in any one year  
20 thereafter and to maintain such reserve.

21 (b) In the operation or management of housing projects an authority  
22 shall, at all times, rent or lease the dwelling accommodations therein at  
23 rentals within the financial reach of families of low income. The  
24 authority, subject to approval by the Commissioner of Housing, shall fix  
25 maximum income limits for the admission and for the continued  
26 occupancy of families in such housing, provided such maximum income  
27 limits and all revisions thereof for housing projects operated pursuant  
28 to any contract with any agency of the federal government shall be  
29 subject to the prior approval of such federal agency. The [Commissioner  
30 of Housing] commissioner shall define the income of a family to provide  
31 the basis for determining eligibility for the admission and for the  
32 continued occupancy of families under the maximum income limits  
33 fixed and approved. The definition of family income [,] by the  
34 [Commissioner of Housing,] commissioner may provide for the  
35 exclusion of all or part of the income of family members which, in the  
36 judgment of [said] the commissioner, is not generally available to meet  
37 the cost of basic living needs of the family.

38 (c) Any housing authority administering a tenant-based rental  
39 assistance program, such as the federal Housing Choice Voucher  
40 program, shall, not later than thirty days after setting or updating the  
41 payment standard, as defined in 24 CFR 982.4, or any similar maximum  
42 monthly assistance payment for a dwelling accommodation, post such  
43 payment standard in a prominent and publicly accessible location on its  
44 Internet web site or the Internet web site of the municipality in which  
45 such authority is located. Such posting shall include (1) a disclaimer  
46 alerting program participants that the maximum allowable payment  
47 standard may not be applied in full to the actual rental rate paid by the  
48 applicant in certain circumstances, and (2) any rules or regulations  
49 adopted by such authority regarding such rental assistance programs.

50 (d) No housing authority shall refuse to rent any dwelling  
51 accommodation to an otherwise qualified applicant on the ground that  
52 one or more of the proposed occupants are children born out of  
53 wedlock.

54 (e) Each housing authority shall provide a receipt to each applicant  
55 for admission to its housing projects stating the time and date of  
56 application and shall maintain and transmit to the Commissioner of  
57 Housing a list of such applications, which shall be a public record, as  
58 defined in section 1-200. The [Commissioner of Housing] commissioner  
59 shall [, by regulation, provide for the manner in which such list shall be  
60 created, maintained and revised] adopt regulations, in accordance with  
61 the provisions of chapter 54, concerning the creation and maintenance  
62 of a state-wide waiting list for such applications ordered according to  
63 the date of submission of such applications.

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

70 Sec. 2. Section 8-48 of the general statutes is repealed and the  
71 following is substituted in lieu thereof (*Effective October 1, 2023*):

72 In the cases of any tenants who are the recipients of one hundred per  
73 cent social services aid from the Department of Social Services of the  
74 state or any municipality and who have no income from any other  
75 source, rentals shall be fixed by each housing authority for the ensuing  
76 rental year established by the authority based on one-half of the costs  
77 and expenses set forth in subdivision (1) of subsection (a) of section 8-  
78 45, as amended by this act, plus the full amount of costs and expenses  
79 set forth in [subsections (b) and (c) of said section] subdivisions (2) and  
80 (3) of said subsection as set forth in the operating statements of the  
81 authority for the preceding fiscal year, which total amount shall be

82 divided by the total number of rooms contained in all low-rent housing  
83 projects operated by such housing authority to establish the rental cost  
84 per room per annum for such tenants, from which figure shall be  
85 computed the rent per month per room. Said rentals shall govern for  
86 said rental year.

This act shall take effect as follows and shall amend the following sections:		
Section 1	<i>October 1, 2023</i>	8-45
Sec. 2	<i>October 1, 2023</i>	8-48

**Statement of Purpose:**

To require (1) municipal housing authorities to post the value of housing choice vouchers and rules concerning such vouchers on their Internet web site, and (2) the Department of Housing to adopt regulations to establish a state-wide wait list for housing choice vouchers.

*[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.]*