



General Assembly

Substitute Bill No. 6706

January Session, 2023



AN ACT CONCERNING THE RENTAL ASSISTANCE PROGRAM.

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

1 Section 1. Section 8-345 of the general statutes is repealed and the
2 following is substituted in lieu thereof (*Effective October 1, 2023*):

3 (a) The Commissioner of Housing shall implement and administer a
4 program of rental assistance for low-income families living in
5 privately-owned rental housing. For the purposes of this section, a
6 low-income family is one whose income does not exceed fifty per cent
7 of the median family income for the area of the state in which such
8 family lives, as determined by the commissioner.

9 (b) [Housing] In order to be eligible for participation in the
10 program, housing shall comply with applicable state and local health,
11 housing, building and safety codes.

12 (c) In addition to an element in which rental assistance certificates
13 are made available to qualified tenants, to be used in any eligible
14 housing which such tenants are able to locate, the program may
15 include a housing support element in which rental assistance for
16 tenants is linked to participation by the property owner in other
17 municipal, state or federal housing repair, rehabilitation or financing
18 programs. The commissioner shall use rental assistance under this
19 section [so as] to encourage the preservation of existing housing and
20 the revitalization of neighborhoods or the creation of additional rental

21 housing.

22 (d) The commissioner may designate a portion of the rental
23 assistance available under the program for tenant-based and project-
24 based supportive housing units. To the extent practicable, rental
25 assistance for supportive housing shall adhere to the requirements of
26 the federal Housing Choice Voucher Program, 42 USC 1437f(o),
27 relative to calculating the tenant's share of the rent to be paid.

28 (e) The commissioner shall administer the program under this
29 section to promote housing choice for certificate holders and
30 encourage racial and economic integration. The commissioner shall
31 establish maximum rent levels for each municipality in a manner that
32 promotes the use of the program in all municipalities.

33 (f) Any certificate issued pursuant to this section may be used for
34 housing in any municipality in the state. The commissioner shall
35 inform certificate holders that a certificate may be used in any
36 municipality and, to the extent practicable, the commissioner shall
37 assist certificate holders in finding housing in the municipality of their
38 choice. Any certificate issued pursuant to this section shall terminate
39 one year after the issuance of such certificate, provided the
40 commissioner may, upon a finding of good cause, extend the effective
41 period of any such certificate by an additional one hundred eighty
42 days.

43 (g) Except as provided in subsection (h) of this section, any
44 inspection required by the commissioner to determine if a housing unit
45 is eligible for participation in the program shall be conducted not more
46 than five business days after a certificate holder submits a request for
47 the approval of such unit to the commissioner. If the commissioner
48 denies such approval after an inspection because of defects in such
49 unit, and the owner of such unit certifies to the commissioner that such
50 defects have been corrected, the commissioner shall conduct a
51 reinspection of such unit not later than three business days after such
52 certification by the owner.

53 (h) The commissioner may allow the owner of a housing unit to
54 certify that such unit is eligible for participation in the program and a
55 tenant may occupy such unit pending the results of any required
56 inspection of such unit by the commissioner.

57 (i) The commissioner shall commence payments to the owner of an
58 eligible housing unit pursuant to the program not more than ten days
59 after the commencement of a tenancy in such unit by a certificate
60 holder under this section.

61 [(f)] (j) Nothing in this section shall give any person a right to
62 continued receipt of rental assistance at any time that the program is
63 not funded.

64 [(g)] (k) The commissioner shall adopt regulations in accordance
65 with the provisions of chapter 54 to carry out the purposes of this
66 section. The regulations shall establish (1) maximum income eligibility
67 guidelines for such rental assistance and criteria for determining the
68 amount of rental assistance which shall be provided to eligible
69 families, and (2) methods for the electronic signature and electronic
70 submission of any applications, approvals, reports or other agreements
71 required for the administration of the program.

72 [(h)] (l) Any person aggrieved by a decision of the commissioner or
73 the commissioner's agent pursuant to the program under this section
74 shall have the right to a hearing in accordance with the provisions of
75 section 8-37gg.

This act shall take effect as follows and shall amend the following sections:		
Section 1	October 1, 2023	8-345

Statement of Legislative Commissioners:

Subsec. (b) was rephrased for clarity.

HSG Joint Favorable Subst. -LCO