



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 Section 8-39 of the general statutes is repealed and the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, 2024*):

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] that 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] that is necessary, as determined by

50 the Commissioner of Housing, to enable them to rent or purchase
51 moderate cost housing without financial assistance as provided by this
52 part and 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)] to
63 (A) demolish, clear or remove buildings from any slum area, which
64 work or undertaking may embrace the adaptation of such area to public
65 purposes, including parks or other recreational or community purposes;
66 [or (2) to] (B) 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) to] (C) accomplish a
75 combination of the foregoing. [The term "housing project" also may be
76 applied to] "Housing project" may also include the planning of the
77 buildings and improvements, the acquisition of property, the
78 demolition of existing structures, the construction, reconstruction,
79 alteration and repair of the improvements and all other work in
80 connection therewith and may include the reconstruction,
81 rehabilitation, alteration, or major repair of existing buildings or

82 improvements which were undertaken pursuant to parts II and VI of
83 this chapter.

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

86 [(k)] (13) "Moderate rental" means a rental which, as determined by
87 an authority with the concurrence of the Commissioner of Housing, is
88 below the level at which private enterprise is currently building a
89 needed volume of safe and sanitary dwellings for rental in the locality
90 involved; and "moderate rental housing project" means a housing
91 project, receiving state aid in the form of loans or grants, for families
92 unable to pay more than moderate rental. [Such project] "Moderate
93 rental housing project" may include the reconstruction, rehabilitation,
94 alteration, or major repair of existing buildings or improvements which
95 were undertaken pursuant to parts II or VI of this chapter.

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

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

107 (16) "Municipal developer" means a municipality that has not
108 declared by resolution a need for a housing authority pursuant to
109 section 8-40, as amended by this act, acting by and through its legislative
110 body, except that in any town in which a town meeting or representative
111 town meeting is the legislative body, "municipal developer" means the
112 board of selectmen if such board is authorized to act as the municipal

113 developer by the town meeting or representative town meeting.

114 [(l)] (17) "Municipality" means any city, borough or town. "The
115 municipality" means the particular municipality for which a particular
116 housing authority is created.

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

123 [(m)] (19) "Obligee of the authority" or "obligee" includes any
124 bondholder, trustee or trustees for any bondholders, or lessor demising
125 to the authority property used in connection with a housing project, or
126 any assignee or assignees of such lessor's interest or any part thereof,
127 and the state or federal government when it is a party to any contract
128 with the authority.

129 [(n)] (20) "Real property" includes all lands, including improvements
130 and fixtures thereon, and property of any nature appurtenant thereto,
131 or used in connection therewith, and every estate, interest and right,
132 legal or equitable, therein, including terms for years and liens by way of
133 judgment, mortgage or otherwise and the indebtedness secured by such
134 liens.

135 [(o)] (21) "Rent" means the entire amount paid to an authority for any
136 dwelling unit.

137 [(p)] (22) "Shelter rent" means rent less any charges made by an
138 authority for water, heat, gas and electricity.

139 [(q)] (23) "Slum" means any area where dwellings predominate
140 which, by reason of dilapidation, overcrowding, faulty arrangement or
141 design, lack of ventilation, light or sanitary facilities, or any combination
142 of these factors, are detrimental to safety, health and morals.

143 [(r)] (24) "State public body" means any city, borough, town,
144 municipal corporation, district or other subdivision of the state.

145 [(s)] (25) "Veteran" has the same meaning [assigned by] as provided
146 in section 27-103 and includes any officer of the United States Public
147 Health Service detailed by proper authority to duty with any of the
148 armed forces and the spouse or widow or widower of such veteran,
149 provided such veteran [shall have] served for a period of ninety days or
150 more in time of war after December 7, 1941, and [shall have] resided in
151 this state at any time continuously for two years.

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

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

169 (v) "Mortgage" means a mortgage deed, deed of trust, or other
170 instrument which shall constitute a lien, whether first or second, on real
171 estate or on a leasehold under a lease having a remaining term, at the
172 time such mortgage is acquired, which does not expire for at least that
173 number of years beyond the maturity date of the obligation secured by
174 such mortgage as is equal to the number of years remaining until the

175 maturity date of such obligation.

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

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

190 Sec. 2. Section 8-40 of the general statutes is repealed and the
191 following is substituted in lieu thereof (*Effective October 1, 2024*):

192 (a) In each municipality of the state there is created a public body
193 corporate and politic to be known as the "housing authority" of the
194 municipality, [;] provided such authority shall not transact any business
195 or exercise its powers [hereunder] under this section until the governing
196 body of the municipality by resolution declares that there is need for a
197 housing authority in the municipality. [provided it] Within such
198 resolution, the governing body shall find [(1)] that (1) insanitary or
199 unsafe inhabited dwelling accommodations exist in the municipality,
200 [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, 2024*):

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 the 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] that existed prior to October
253 1, 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] bears the
274 words "special police"; (7) shall complete a forty-hour basic training
275 program provided by the municipality within one hundred eighty days
276 of June 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, 2024*):

279 An authority shall have the right to acquire by the exercise of the
280 power of eminent domain any real property [which] that is not located
281 in an expanded area of operation if it deems such property necessary for
282 its purposes under this chapter after the adoption by [it] such authority
283 of a resolution declaring that the acquisition of such real property
284 described [therein] in such resolution is necessary for such purposes. An
285 authority, in its own name and at its own expense and cost, may prefer
286 a petition and exercise the power of eminent domain in the manner
287 provided in section 48-12 and acts supplementary thereto, except that a
288 housing authority's power of eminent domain shall not extend to an
289 expanded area of operation. Property already devoted to a public use
290 may be acquired, provided no real property belonging to the
291 municipality, the state or any political subdivision thereof may be
292 acquired without its 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, 2024*):

295 A housing authority, [as defined in subsection (b) of section 8-39,] in
296 determining eligibility for the rental of public housing units, may
297 establish criteria and consider relevant information concerning (1) an
298 applicant's or any proposed occupant's history of criminal activity
299 involving: (A) Crimes of physical violence to persons or property, (B)
300 crimes involving the illegal manufacture, sale, distribution or use of, or
301 possession with intent to manufacture, sell, use or distribute, a
302 controlled substance, as defined in section 21a-240, or (C) other criminal
303 acts which would adversely affect the health, safety or welfare of other
304 tenants, (2) an applicant's or any proposed occupant's abuse, or pattern

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

320 Sec. 6. Subdivision (29) of section 12-412 of the 2024 supplement to
321 the general statutes is repealed and the following is substituted in lieu
322 thereof (*Effective October 1, 2024*):

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) of] section 8-39, as amended by this act. The nonprofit
334 housing organization or housing authority sponsoring the construction
335 of or owning or operating such housing facility shall obtain from the
336 commissioner a letter of determination that the housing facility has, to
337 the satisfaction of said commissioner, met all the requirements for

338 exemption under this subsection. At the time of any sale or purchase
339 that is exempt under this subsection, the purchaser shall present to the
340 retailer a copy of the determination letter that was issued to the
341 nonprofit housing organization or housing authority together with a
342 certificate from the purchaser, in such form as the commissioner may
343 prescribe, certifying that the tangible personal property or services that
344 are being purchased from the retailer are to be used or consumed
345 exclusively for the purposes of incorporation into or in the
346 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] of
358 such organization shall receive or at any future time may receive any
359 pecuniary profit from the operation thereof, except a reasonable
360 compensation for services in effecting the purposes of the organization;
361 (ii) "housing facilities" means facilities having as their primary purpose
362 the provision of safe and adequate housing and related facilities for low
363 and moderate income families and persons, notwithstanding that [said]
364 such housing provides other dwelling accommodations in addition to
365 the primary purpose of providing dwelling accommodations for low
366 and moderate income families; (iii) "related facilities" means those
367 facilities defined in subsection (d) of section 8-243; and (iv) "low and
368 moderate income families" means those families as defined in
369 subsection (h) of said 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, 2024*):

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, 2024*):

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, 2024*):

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] in this section,
487 less any charges made by a local authority, nonprofit corporation or
488 housing partnership for water, heat, gas, electricity and sewer use
489 charges.

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

496 being totally disabled under the federal Social Security Act or certified
497 by any other federal board or agency as being totally disabled.

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

513 Sec. 10. Subsection (a) of section 8-116c of the general statutes is
514 repealed and the following is substituted in lieu thereof (*Effective October*
515 *1, 2024*):

516 (a) An elderly person [, as defined in subsection (m) of section 8-113a,]
517 shall not be eligible to move into a housing project [, as defined in
518 subsection (f) of section 8-113a,] if the person (1) is currently using illegal
519 drugs, (2) is currently abusing alcohol and has a recent history of
520 disruptive or dangerous behavior and whose tenancy (A) would
521 constitute a direct threat to the health or safety of another individual, or
522 (B) would result in substantial physical damage to the property of
523 another, (3) has a recent history of disruptive or dangerous behavior and
524 whose tenancy (A) would constitute a direct threat to the health and
525 safety of another individual, or (B) would result in substantial physical
526 damage to the property of another, or (4) was convicted of the illegal
527 sale or possession of a controlled substance, as defined in section 21a-
528 240, within the prior twenty-four-month period.

529 Sec. 11. Section 8-116d of the general statutes is repealed and the
530 following is substituted in lieu thereof (*Effective October 1, 2024*):

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

539 Sec. 12. Section 8-119h of the general statutes is repealed and the
540 following is substituted in lieu thereof (*Effective October 1, 2024*):

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

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

584 Sec. 13. Section 8-119l of the general statutes is repealed and the
585 following is substituted in lieu thereof (*Effective October 1, 2024*):

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

595 [. As used in this section,] and "housing partnership" has the same
 596 meaning as provided in [subsection (n) of] section 8-113a, as amended
 597 by this act.

This act shall take effect as follows and shall amend the following sections:		
Section 1	<i>October 1, 2024</i>	8-39
Sec. 2	<i>October 1, 2024</i>	8-40
Sec. 3	<i>October 1, 2024</i>	8-44b
Sec. 4	<i>October 1, 2024</i>	8-50
Sec. 5	<i>October 1, 2024</i>	8-45a
Sec. 6	<i>October 1, 2024</i>	12-412(29)
Sec. 7	<i>October 1, 2024</i>	8-389
Sec. 8	<i>October 1, 2024</i>	12-631(9)
Sec. 9	<i>October 1, 2024</i>	8-113a
Sec. 10	<i>October 1, 2024</i>	8-116c(a)
Sec. 11	<i>October 1, 2024</i>	8-116d
Sec. 12	<i>October 1, 2024</i>	8-119h
Sec. 13	<i>October 1, 2024</i>	8-119l

Statement of Legislative Commissioners:

In Section 1(12), the designators were changed to subparagraphs and in Section 9(7), "herein" was changed to "in this section", for consistency with standard drafting conventions.

HSG *Joint Favorable Subst. -LCO*