



House of Representatives

General Assembly

File No. 69

January Session, 2025

Substitute House Bill No. 6946

House of Representatives, March 10, 2025

The Committee on Housing reported through REP. FELIPE of the 130th Dist., Chairperson of the Committee on the part of the House, that the substitute bill ought to pass.

AN ACT CONCERNING THE ANNUAL REPORT OF HOUSING AUTHORITIES.

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

1 Section 1. Section 8-68d of the general statutes is repealed and the
2 following is substituted in lieu thereof (*Effective July 1, 2025*):

3 Each housing authority shall submit a report to the Commissioner of
4 Housing and the chief executive officer of the municipality in which the
5 authority is located and post such report on the housing authority's
6 Internet web site not later than March first, annually. The report shall
7 contain (1) an inventory of all existing housing owned or operated by
8 the authority, including the total number, types and sizes of rental units
9 and the total number of occupancies and vacancies in each housing
10 project or development, and a description of the condition of such
11 housing, (2) a description of any new construction projects being
12 undertaken by the authority and the status of such projects, (3) the
13 number and types of any rental housing sold, leased or transferred
14 during the period of the report which is no longer available for the

15 purpose of low or moderate income rental housing, (4) the results of the
16 authority's annual audit conducted in accordance with section 4-231 if
17 required by said section, (5) the rental price levels by income group of
18 rental units owned or operated by the housing authority, (6) the number
19 of rental units at each such respective rental price level, displayed as a
20 per cent of the area median income, for each respective housing project
21 or development owned or operated by the housing authority, (7) the
22 annual change in the rental price level of rental units owned or operated
23 by the housing authority, (8) the dates when rental units qualified as
24 affordable, and [(5)] (9) such other information as the commissioner may
25 require by regulations adopted in accordance with the provisions of
26 chapter 54.

This act shall take effect as follows and shall amend the following sections:

Section 1	July 1, 2025	8-68d
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Statement of Legislative Commissioners:

In Subdivs. (5) to (7), references to "affordability level" were changed to "rental price level by income group" for clarity, "housing unit" were changed to "rental unit" for consistency and "owned and operated" were changed to "owned or operated" for consistency.

HSG *Joint Favorable Subst. -LCO*

The following Fiscal Impact Statement and Bill Analysis are prepared for the benefit of the members of the General Assembly, solely for purposes of information, summarization and explanation and do not represent the intent of the General Assembly or either chamber thereof for any purpose. In general, fiscal impacts are based upon a variety of informational sources, including the analyst's professional knowledge. Whenever applicable, agency data is consulted as part of the analysis, however final products do not necessarily reflect an assessment from any specific department.

OFA Fiscal Note

State Impact: None

Municipal Impact: None

Explanation

The bill, which makes various changes to reporting requirements for housing authorities, is not anticipated to have a fiscal impact on the state or municipalities.¹

The Out Years

State Impact: None

Municipal Impact: None

¹ Local housing authorities are autonomous public corporations, which are generally funded by the U.S. Department of Housing and Urban Development (HUD) but may also receive state funding.

OLR Bill Analysis**sHB 6946*****AN ACT CONCERNING THE ANNUAL REPORT OF HOUSING AUTHORITIES.*****SUMMARY**

This bill modifies requirements related to the reports housing authorities must annually submit to the housing commissioner and their respective municipality's chief executive officer. It requires housing authorities, beginning with reports due March 1, 2026, to (1) post these reports on their websites and (2) include new rental affordability information. Specifically, the bill requires annual reports to include the following additional information:

1. rental price levels by income group for housing authority-owned or -operated rental units, and the annual change in the rental price level of these units;
2. the number of rental units at each respective rental price level for housing authority-owned or -operated housing projects or developments, as a percentage of area median income (AMI); and
3. the dates when rental units qualified as "affordable" (i.e., those for which households earning no more than the federally determined AMI pay 30% or less of their annual income (CGS § 8-39a)).

Existing law requires these annual reports to include various other metrics related to housing authorities' operation, such as (1) an inventory of existing housing authority-owned or -operated housing (e.g., total number of rental units, their types and sizes, and occupancies and vacancies in each housing project or development); (2) a description and status update for new construction projects an authority is

undertaking; and (3) information on certain rental housing that an authority sold, leased, or transferred during the reporting period.

EFFECTIVE DATE: July 1, 2025

COMMITTEE ACTION

Housing Committee

Joint Favorable

Yea 18 Nay 0 (02/20/2025)