



General Assembly

Substitute Bill No. 6941

January Session, 2025



AN ACT EXEMPTING THE INCOME EARNED BY A CHILD OF AN APPLICANT FROM THE CALCULATION OF GROSS INCOME IN CONSIDERATION FOR PARTICIPATION IN 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 Section 8-345 of the general statutes is repealed and the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 July 1, 2025*):

3 (a) As used in this section, "housing" or "housing unit" means any
4 house or building, or portion thereof, that is occupied, designed to be
5 occupied, or rented, leased or hired out to be occupied, exclusively as a
6 home or residence of one or more persons. The Commissioner of
7 Housing shall implement and administer a program of rental assistance
8 for low-income families living in privately-owned rental housing. For
9 the purposes of this section, a low-income family is one whose income
10 does not exceed fifty per cent of the median family income for the area
11 of the state in which such family lives, as determined by the
12 commissioner.

13 (b) Housing eligible for participation in the program shall comply
14 with applicable state and local health, housing, building and safety
15 codes.

16 (c) In addition to an element in which rental assistance certificates are

17 made available to qualified tenants, to be used in eligible housing which
18 such tenants are able to locate, the program may include a housing
19 support element in which rental assistance for tenants is linked to
20 participation by the property owner in other municipal, state or federal
21 housing repair, rehabilitation or financing programs. The commissioner
22 shall use rental assistance under this section so as to encourage the
23 preservation of existing housing and the revitalization of
24 neighborhoods or the creation of additional rental housing.

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

31 (e) The commissioner shall administer the program under this section
32 to promote housing choice for certificate holders and encourage racial
33 and economic integration. The commissioner shall affirmatively seek to
34 expend all funds appropriated for the program on an annual basis
35 without regard to population limitation established in prior years. The
36 commissioner shall establish maximum rent levels for each municipality
37 in a manner that promotes the use of the program in all municipalities,
38 provided, if the fair market rent established for a housing unit under the
39 federal Housing Choice Voucher Program, 42 USC 1437f(o), is greater
40 than such maximum allowable rent established for such housing unit,
41 such fair market rent shall apply for such housing unit. Any certificate
42 issued pursuant to this section may be used for housing in any
43 municipality in the state. The commissioner shall inform certificate
44 holders that a certificate may be used in any municipality and, to the
45 extent practicable, the commissioner shall assist certificate holders in
46 finding housing in the municipality of their choice.

47 (f) Nothing in this section shall give any person a right to continued
48 receipt of rental assistance at any time that the program is not funded.

49 (g) The commissioner shall adopt regulations in accordance with the
50 provisions of chapter 54 to carry out the purposes of this section. The
51 regulations shall establish maximum income eligibility guidelines for
52 such rental assistance and criteria for determining the amount of rental
53 assistance which shall be provided to eligible families. Such income
54 eligibility guidelines shall include an exemption for the income earned,
55 not exceeding one hundred thousand dollars annually, by any child
56 who resides with the applicant, until such child reaches the age of
57 twenty-four, from inclusion in the calculation of gross income for
58 consideration for participation in the program under this section.

59 (h) Any person aggrieved by a decision of the commissioner or the
60 commissioner's agent pursuant to the program under this section shall
61 have the right to a hearing in accordance with the provisions of section
62 8-37gg.

This act shall take effect as follows and shall amend the following sections:		
Section 1	July 1, 2025	8-345

HSG *Joint Favorable Subst.*

APP *Joint Favorable*