



General Assembly

January Session, 2025

Substitute Bill No. 7110



AN ACT APPROPRIATING FUNDS FOR HOUSING TO STATE-RECOGNIZED TRIBES, REQUIRING EACH TRIBE TO CONDUCT A STUDY AND CREATE A REPORT AND CONCERNING THE CARE AND MANAGEMENT OF RESERVATION LANDS AND TRIBAL FUNDS.

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

1 Section 1. (*Effective from passage*) (a) The Department of Housing shall
2 provide funds to state-recognized Native American tribes for the
3 purposes of each tribe to (1) conduct a study to determine the tribe's
4 current and future housing and community building needs through
5 2040; (2) contract for and perform surveys of the tribe's reservation land
6 or land owned by such tribe to determine the suitability of such land to
7 develop housing to meet such tribe's needs consistent with the study;
8 and (3) produce a report on the results of the survey with findings
9 regarding the land's suitability for development to meet such tribe's
10 housing and community building needs, an analysis of the feasibility for
11 such development to the extent the land is suitable and a plan for
12 pursuing such development.

13 (b) The Department of Housing shall disburse one million dollars to
14 each of the five state-recognized tribes. The use of the funds and the
15 studies, surveys, reports and plan pursuant to this section shall be
16 administered by each tribe's housing authority pursuant to section 47-
17 66a of the general statutes, as amended by this act.

18 (c) Each tribe shall conduct a study to determine such tribe's (1)
19 current housing needs, including, but not limited to, housing for
20 individuals, families and elderly persons; (2) future housing needs
21 through 2040, based on projected population growth and demographic
22 trends; (3) other current and future needs, including, but not limited to,
23 meeting spaces for tribal community events, education, recreation and
24 other tribal community and cultural development goals; and (4)
25 affordability considerations, ensuring that housing remains accessible
26 to all income levels. Such tribes may use funds to contract with
27 professional consultants to assist in coordinating its study.

28 (d) Each tribe shall conduct a land survey and environmental study
29 to determine the suitability of such tribe's reservation land and other
30 tribal-owned land for development consistent with the study. The
31 survey shall be used to consider factors such as accessibility,
32 interconnection to utilities, including, but not limited to, electrical,
33 telephone and Internet, water, sewage, drainage and infrastructure such
34 as roads and shall include, but need not be limited to: (1) Topographic
35 surveys to map the community's layout and assess terrain suitability; (2)
36 environmental impact surveys, including assessments of wetlands,
37 ecologically sensitive areas, soil conditions and water resources; (3) site
38 plans for housing developments, ensuring logical placement and
39 efficient land use; (4) infrastructure evaluations to determine the
40 location of roads, drainage systems and interconnections to utilities; and
41 (5) alternative energy feasibility studies, including solar energy
42 solutions to enhance tribal community self-sufficiency.

43 (e) The land use, housing and tribal community development surveys
44 and planning described in this section shall be performed by licensed
45 and insured professionals, including engineers, architects, surveyors
46 and environmental consultants.

47 (f) Each tribe shall produce a report that includes an analysis of the
48 results of the survey that provides findings on the land's suitability for
49 development to meet the tribe's housing and community building needs
50 to the extent possible and an economic feasibility study and

51 development plan to determine the costs of such development. The
52 report shall address (1) the location and configuration of critical
53 infrastructure, including, but not limited to, roads, utilities, electrical,
54 telephone and Internet; (2) the location of water accessibility, sewage
55 and drainage; (3) site plans to ensure logical housing and building
56 placement and efficient land use with appropriate lot sizes and parking
57 allocations to ensure adequate space for residential and communal use,
58 in alignment with the site's terrain and layout as determined by
59 topographic surveys; (4) recommendations on required housing types,
60 including details on square footage, number of bedrooms and number
61 of bathrooms for various housing configurations to accommodate
62 community needs consistent with the study; (5) inclusion of community
63 centers designed for cultural gatherings, meetings, entertainment,
64 education, governance and administration, ensuring strategic
65 placement based on site planning and community accessibility; (6)
66 incorporation of sustainable development strategies, including water
67 recycling systems, conservation of natural resources and assessments of
68 ecologically sensitive areas such as wetlands and of water bodies to
69 minimize environmental impact; (7) prioritization of the use of energy-
70 efficient and environmentally friendly building materials to promote
71 long-term sustainability; (8) alternative energy solutions to enhance
72 tribal community self-sufficiency; and (9) the use of prefabricated,
73 manufactured and modular homes to provide efficient, cost-effective
74 and timely housing solutions.

75 (g) Not later than July 1, 2027, each tribe shall submit, in accordance
76 with the provisions of section 11-4a of the general statutes, such tribe's
77 (1) housing study conducted pursuant to subsection (c) of this section;
78 (2) survey conducted pursuant to subsection (d) of this section; and (3)
79 report on the suitability and feasibility for development pursuant to
80 subsection (f) of this section to the Commissioner of Housing, the joint
81 standing committee of the General Assembly having cognizance of
82 matters relating to housing and the Governor.

83 (h) Funds allocated pursuant to this section shall be disbursed
84 directly to a tribe upon its execution of a contract with an entity to

85 conduct the studies and surveys and create the plans specified in this
86 section.

87 Sec. 2. Section 47-65 of the general statutes is repealed and the
88 following is substituted in lieu thereof (*Effective July 1, 2025*):

89 (a) [The] Each tribe, with the advice of the Indian Affairs Council and
90 the Commissioner of Energy and Environmental Protection, [with the
91 advice of the Indian Affairs Council] shall have the care and
92 management of such tribe's reservation lands. The commissioner and
93 the council, with the approval of such tribe, shall establish the
94 boundaries of such reservations by land survey and shall file a map of
95 the same in the land records of the appropriate towns.

96 (b) All reservation buildings not privately owned shall be subject to
97 the care and management of [the Commissioner of Energy and
98 Environmental Protection. The commissioner with the advice of the
99 Indian Affairs Council shall, upon the petition of the resident, make
100 major repairs and improvements to the exterior of any such building
101 and its heating, water, electric, sewage disposal and plumbing systems
102 as are necessary to insure habitable living conditions. The resident of
103 any building shall assume responsibility for the interior maintenance of
104 floors, walls and ceilings and minor maintenance of the building and its
105 heating, water, electric, sewage disposal and plumbing systems,
106 provided the commissioner shall supply necessary materials for such
107 systems] each tribe's governing body or, in the case of housing, such
108 tribe's housing authority.

109 (c) The council may, upon petition of an Indian resident without
110 sufficient means to support himself or herself, provide assistance in an
111 amount necessary to maintain a standard of living in the home
112 compatible with the well-being of the resident. The council shall provide
113 other services as it deems necessary to insure the well-being of all
114 persons residing on the reservations.

115 (d) The commissioner and the council may adopt and amend
116 regulations pursuant to chapter 54 to carry out the provisions of

117 subsections (a) and (b) of this section. The council shall adopt
118 regulations which prescribe eligibility standards for assistance and
119 services under subsection (c) of this section.

120 (e) The Governor is hereby designated the administrative agent of the
121 state to apply for any funds or other aid, cooperate and enter into
122 contracts and agreements with the federal government, the Indian
123 Housing Authority or any other appropriate state or local agency for the
124 purpose of providing necessary services to housing projects to be
125 located on Indian reservations within the state of Connecticut or for any
126 other purpose which the Congress of the United States or the General
127 Assembly has authorized or may authorize for expenditures compatible
128 with the services provided for in this chapter. The Governor is
129 authorized in the name of the state to make all applications, sign all
130 documents, give assurances and do all other things necessary to carry
131 out the provisions of this chapter.

132 Sec. 3. Section 47-66 of the general statutes is repealed and the
133 following is substituted in lieu thereof (*Effective July 1, 2025*):

134 Tribal funds shall be under the care and control of each tribe with the
135 advice of the Indian Affairs Council and the Commissioner of Energy
136 and Environmental Protection [with the advice of the Indian Affairs
137 Council] and may be used for the purposes set forth in section 47-65, as
138 amended by this act, or by each tribe's housing authority for purposes
139 granted to Indian housing authorities in section 47-66a, as amended by
140 this act. Said commissioner shall annually settle [his] said
141 commissioner's accounts of the affairs of each tribe, including each
142 tribe's use of state-granted funds, with the Comptroller, and [his] said
143 commissioner's report to the Governor shall furnish, with respect to
144 each tribe, a statement of the amount and use of state-granted funds, a
145 statement of the amount and condition of its general fund, an estimate
146 of the value of its lands and the income annually received and the
147 expenditures made by said commissioner or each tribe from such [fund]
148 funds. Said commissioner may maintain an action in [his] said
149 commissioner's name to recover any property misappropriated from a

150 reservation.

151 Sec. 4. Section 47-66a of the general statutes is repealed and the
152 following is substituted in lieu thereof (*Effective from passage*):

153 There is created, with respect to each Indian tribe named in section
154 47-63, a public body corporate and politic, to be known as the "housing
155 authority" of [said] such Indian tribe possessing all powers, rights and
156 functions specified for municipal authorities created pursuant to
157 chapter 128, provided [said] such Indian housing authority shall not
158 transact any business nor exercise its powers hereunder until or unless
159 the governing council of [said] such tribe, by proper resolution declares
160 that there is a need for an authority to function for [said] such tribe.
161 Except as otherwise provided in sections 47-66a to [47-66d] 47-66c,
162 inclusive, as amended by this act, all the provisions of law applicable to
163 housing authorities created for municipalities and the commissioners of
164 such authorities shall be applicable to Indian housing authorities and
165 the commissioners thereof, unless a different meaning clearly appears
166 from the context. The chief or other governing head and governing
167 council of an Indian tribe are hereby authorized to exercise all
168 appointing and other powers with respect to an Indian housing
169 authority that are vested under part I of [said] chapter 128, in the chief
170 executive officer and governing body of a municipality. The Indian
171 housing authorities shall be operated in conformity with Title II of the
172 Civil Rights Act of 1968.

173 Sec. 5. (*Effective July 1, 2025*) The sum of five million dollars is
174 appropriated to the Department of Housing from the General Fund, for
175 the fiscal year ending June 30, 2026, to provide funds to state-recognized
176 Native American tribes for the purposes set forth in section 1 of this act.

177 Sec. 6. Section 47-66d of the general statutes is repealed. (*Effective from*
178 *passage*)

<p>This act shall take effect as follows and shall amend the following sections:</p>
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Section 1	<i>from passage</i>	New section
Sec. 2	<i>July 1, 2025</i>	47-65
Sec. 3	<i>July 1, 2025</i>	47-66
Sec. 4	<i>from passage</i>	47-66a
Sec. 5	<i>July 1, 2025</i>	New section
Sec. 6	<i>from passage</i>	Repealer section

Statement of Legislative Commissioners:

In Section 1(h), "conduct the studies, surveys and create" was changed to "conduct the studies and surveys and create" for clarity.

HSG*Joint Favorable Subst.-LCO C/R*

APP