



General Assembly

January Session, 2025

***Raised Bill No. 1267***

LCO No. 4064



Referred to Committee on HOUSING

Introduced by:  
(HSG)

***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 Section 8-39 of the general statutes is repealed and the  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 July 1, 2025*):

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 articles of incorporation approved by the  
28 commissioner in accordance with regulations adopted pursuant to  
29 section 8-79a or 8-84; (C) any partnership, limited partnership, joint  
30 venture, trust, limited liability company or association having as one of  
31 its purposes the construction, rehabilitation, ownership or operation of  
32 housing, and having basic documents of organization approved by the  
33 commissioner in accordance with regulations adopted pursuant to  
34 section 8-79a or 8-84; (D) a housing authority; (E) a family or person  
35 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" includes the planning of the buildings and  
 77 improvements, the acquisition of property, the demolition of existing

78 structures, the construction, reconstruction, alteration and repair of the  
 79 improvements and all other work in connection therewith and may  
 80 include the reconstruction, rehabilitation, alteration, or major repair of  
 81 existing buildings or improvements [which] that were undertaken  
 82 pursuant to parts II and VI of this chapter.

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

85 [(k)] (13) "Moderate rental" means a rental [which] that, as  
 86 determined by an authority with the concurrence of the Commissioner  
 87 of Housing, is below the level at which private enterprise is currently  
 88 building a needed volume of safe and sanitary dwellings for rental in  
 89 the locality involved; and "moderate rental housing project" means a  
 90 housing project, receiving state aid in the form of loans or grants, for  
 91 families unable to pay more than moderate rental. [Such project may  
 92 include] "Moderate rental housing project" includes the reconstruction,  
 93 rehabilitation, alteration, or major repair of existing buildings or  
 94 improvements [which] that were undertaken pursuant to parts II or VI  
 95 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, that 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] that, by reason of dilapidation, overcrowding, faulty  
141 arrangement or design, lack of ventilation, light or sanitary facilities, or  
142 any combination of these factors, are detrimental to safety, health and  
143 morals.

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

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

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

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

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

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

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

191 Sec. 2. Section 8-40 of the general statutes is repealed and the  
 192 following is substituted in lieu thereof (*Effective July 1, 2025*):

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

201 [or] (2) [that] there is a shortage of safe or sanitary dwelling  
 202 accommodations in the municipality available to families of low income  
 203 at rentals they can afford, or (3) [that] there is a shortage of safe or  
 204 sanitary dwelling accommodations in the municipality available to  
 205 families of moderate income at rentals they can afford. In determining  
 206 whether dwelling accommodations are unsafe or insanitary, [said] such  
 207 governing body may take into consideration the degree of  
 208 overcrowding, the percentage of land coverage, the light, air, space and  
 209 access available to the inhabitants of such dwelling accommodations,  
 210 the size and arrangement of the rooms, the sanitary facilities and the  
 211 extent to which conditions exist in such buildings [which] that endanger  
 212 life or property by fire or other causes.

213 (b) The governing bodies of two or more municipalities may create a  
 214 regional housing authority, which shall have all the powers, duties and  
 215 responsibilities conferred upon housing authorities by this chapter and  
 216 chapter 130. The area of operation of such authority shall include the  
 217 municipalities for which such authority is created and any expanded  
 218 area of operation adopted by such authority. Such authority shall act  
 219 through a board of commissioners composed of two representatives  
 220 from each municipality appointed for terms of four years in the manner  
 221 provided in section 8-41.

222 (c) Any housing authority or regional housing authority established  
 223 pursuant to this section may adopt an expanded area of operation.

224 Sec. 3. Section 8-44b of the general statutes is repealed and the  
 225 following is substituted in lieu thereof (*Effective July 1, 2025*):

226 (a) Any housing authority created by section 8-40, as amended by this  
 227 act, shall have the power to establish and maintain a housing authority  
 228 police force, [the] except that no housing authority shall have the power  
 229 to establish or maintain a housing authority police force in an expanded  
 230 area of operation. The members of [which] any such housing authority  
 231 police force shall be employees of such housing authority and shall be

232 known as housing authority police officers. Housing authority police  
 233 officers shall be appointed by the local board, agency or person  
 234 empowered to appoint municipal police officers, subject to approval [of]  
 235 by the housing authority. The requirements for appointment as a police  
 236 officer in the municipality in which the housing authority is located,  
 237 except for age and physical qualifications, shall be mandatory for  
 238 housing authority police officers in such municipality. No person shall  
 239 be appointed to such housing authority police force unless [he] such  
 240 person has been awarded a certificate attesting to [his] such person's  
 241 successful completion of an approved municipal police basic training  
 242 program, as provided in section 7-294e. The initial appointment shall be  
 243 for a probationary term upon completion of which the appointing  
 244 authority may promote such probationary officers to permanent status;  
 245 provided such promotion shall be in accordance with procedures  
 246 applicable to municipal police officers in the municipality and shall be  
 247 made subject to the approval of the housing authority. Housing  
 248 authority police officers shall have and exercise the powers and  
 249 authority conferred upon municipal police officers and shall be subject  
 250 to the ultimate supervision and control of the chief of police of the  
 251 municipality in which the housing authority operates.

252 (b) Notwithstanding the provisions of subsection (a) of this section,  
 253 any housing authority police force [which] that existed prior to October  
 254 1, 1970, pursuant to Title 1 of Public Law 89-754, 80 Stat. 1255, the  
 255 Demonstration Cities and Metropolitan Development Act of 1966, and  
 256 [which] that, for any reason, does not constitute a housing authority  
 257 police force pursuant to subsection (a) of this section, shall constitute a  
 258 housing authority police force pursuant to this subsection and the  
 259 members of any such police [forces] force may exercise the powers  
 260 granted to such members pursuant to this subsection. The members of  
 261 such police force may act, at the expense of the municipality, as special  
 262 police officers upon property owned or managed by any housing  
 263 authority. Such special police officers: (1) May arrest, without previous  
 264 complaint and warrant, any person for any offense in their jurisdiction,

265 when such person is taken or apprehended in the act or on the speedy  
 266 information of others; (2) when in the immediate pursuit of one who  
 267 may be arrested under the provisions of this subsection, may pursue  
 268 such offender outside of their jurisdiction into any part of the  
 269 municipality to effect an arrest; (3) shall be peace officers as defined in  
 270 subdivision (9) of section 53a-3; (4) shall have the authority to serve  
 271 criminal process within their jurisdiction; (5) shall, when on duty, wear  
 272 a uniform, distinct in color from that worn by the police officers of the  
 273 municipality; (6) shall, when on duty, wear in plain view a shield,  
 274 distinct in shape from that worn by the police officers of the  
 275 municipality which [shall bear] bears the words "special police"; (7) shall  
 276 complete a forty-hour basic training program provided by the  
 277 municipality within one hundred eighty days of June 27, 1983; and (8)  
 278 shall take an oath of office.

279 Sec. 4. Section 8-50 of the general statutes is repealed and the  
 280 following is substituted in lieu thereof (*Effective July 1, 2025*):

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

295 Sec. 5. Section 8-45a of the general statutes is repealed and the  
 296 following is substituted in lieu thereof (*Effective July 1, 2025*):

297 A housing authority, [as defined in subsection (b) of section 8-39,] in  
 298 determining eligibility for the rental of public housing units, may  
 299 establish criteria and consider relevant information concerning (1) an  
 300 applicant's or any proposed occupant's history of criminal activity  
 301 involving: (A) Crimes of physical violence to persons or property, (B)  
 302 crimes involving the illegal manufacture, sale, distribution or use of, or  
 303 possession with intent to manufacture, sell, use or distribute, a  
 304 controlled substance, as defined in section 21a-240, or (C) other criminal  
 305 acts [which] that would adversely affect the health, safety or welfare of  
 306 other tenants, (2) an applicant's or any proposed occupant's abuse, or  
 307 pattern of abuse, of alcohol when the housing authority has reasonable  
 308 cause to believe that such applicant's or proposed occupant's abuse, or  
 309 pattern of abuse, of alcohol may interfere with the health, safety or right  
 310 to peaceful enjoyment of the premises by other residents, and (3) an  
 311 applicant or any proposed occupant who is subject to a lifetime  
 312 registration requirement under section 54-252 on account of being  
 313 convicted or found not guilty by reason of mental disease or defect of a  
 314 sexually violent offense. In evaluating any such information, the  
 315 housing authority shall [give consideration to] consider the time, nature  
 316 and extent of the applicant's or proposed occupant's conduct and to  
 317 factors [which] that might indicate a reasonable probability of favorable  
 318 future conduct such as evidence of rehabilitation and evidence of the  
 319 willingness of the applicant, the applicant's family or the proposed  
 320 occupant to participate in social service or other appropriate counseling  
 321 programs and the availability of such programs.

322 Sec. 6. Subdivision (29) of section 12-412 of the general statutes is  
 323 repealed and the following is substituted in lieu thereof (*Effective July 1,*  
 324 *2025*):

325 (29) (A) Sales of and the storage, use or other consumption of tangible  
 326 personal property acquired for incorporation into or used and  
 327 consumed in the operation of housing facilities for low and moderate  
 328 income families and persons and sales of and the acceptance, use or  
 329 other consumption of any service described in subdivision (2) of section

330 12-407 that is used and consumed in the development, construction,  
 331 rehabilitation, renovation, repair or operation of housing facilities for  
 332 low and moderate income families and persons, provided such facilities  
 333 are constructed under the sponsorship of and owned or operated by  
 334 nonprofit housing organizations or housing authorities, as defined in  
 335 [subsection (b) of] section 8-39, as amended by this act. The nonprofit  
 336 housing organization or housing authority sponsoring the construction  
 337 of or owning or operating such housing facility shall obtain from the  
 338 commissioner a letter of determination that the housing facility has, to  
 339 the satisfaction of said commissioner, met all the requirements for  
 340 exemption under this subsection. At the time of any sale or purchase  
 341 that is exempt under this subsection, the purchaser shall present to the  
 342 retailer a copy of the determination letter that was issued to the  
 343 nonprofit housing organization or housing authority together with a  
 344 certificate from the purchaser, in such form as the commissioner may  
 345 prescribe, certifying that the tangible personal property or services that  
 346 are being purchased from the retailer are to be used or consumed  
 347 exclusively for the purposes of incorporation into or in the  
 348 development, construction, rehabilitation, renovation, repair or  
 349 operation of the housing facility identified in the letter of determination.  
 350 For the purposes of this subsection, (i) "nonprofit housing organization"  
 351 means any organization [which] that has as one of its purposes the  
 352 development, construction, sponsorship or ownership of housing for  
 353 low and moderate income families as stated in its charter, if it is  
 354 incorporated, or its constitution or bylaws, if it is unincorporated, and  
 355 [which] that has received exemption from federal income tax under the  
 356 provisions of Section 501(c) of the Internal Revenue Code, as amended  
 357 from time to time, provided the charter of such organization, if it is  
 358 incorporated, or its constitution or bylaws, if unincorporated, shall  
 359 contain a provision that no officer, member or employee [thereof] of  
 360 such organization shall receive or at any future time may receive any  
 361 pecuniary profit from the operation thereof, except a reasonable  
 362 compensation for services in effecting the purposes of the organization;  
 363 (ii) "housing facilities" means facilities having as their primary purpose

364 the provision of safe and adequate housing and related facilities for low  
 365 and moderate income families and persons, notwithstanding that [said]  
 366 such housing provides other dwelling accommodations in addition to  
 367 the primary purpose of providing dwelling accommodations for low  
 368 and moderate income families; (iii) "related facilities" means those  
 369 facilities defined in subsection (d) of section 8-243; and (iv) "low and  
 370 moderate income families" means those families as defined in  
 371 subsection (h) of [said] section 8-243.

372 (B) Sales of and the acceptance, use or other consumption of any  
 373 service described in subdivision (2) of section 12-407 that is used or  
 374 consumed in the development, construction, renovation or operation of  
 375 housing facilities for low and moderate income families and persons,  
 376 provided such facilities are owned or sponsored by a mutual housing  
 377 association, as defined in subsection (b) of section 8-214f, and operated  
 378 as mutual housing by such association at a location that was conveyed  
 379 to such association by the United States Secretary of Housing and Urban  
 380 Development prior to September 1, 1995.

381 Sec. 7. Section 8-389 of the general statutes is repealed and the  
 382 following is substituted in lieu thereof (*Effective July 1, 2025*):

383 Upon the incorporation of a successfully negotiated regional fair  
 384 housing compact into a regional plan of conservation and development  
 385 by a regional planning agency pursuant to section 8-386, the  
 386 Commissioner of Housing and the Connecticut Housing Authority may  
 387 give priority to any application for financial or technical assistance made  
 388 by a municipality, housing authority or eligible developer, as defined in  
 389 [subsection (u) of] section 8-39, as amended by this act, in connection  
 390 with any project located in a municipality [which] that has approved the  
 391 regional fair housing compact pursuant to section 8-386.

392 Sec. 8. Subdivision (9) of section 12-631 of the general statutes is  
 393 repealed and the following is substituted in lieu thereof (*Effective July 1,*  
 394 *2025*):

395 (9) "Families of low and moderate income" means families meeting  
 396 the criteria for designation as families of low and moderate income  
 397 established by the Commissioner of Housing pursuant to subdivision  
 398 (8) [subsection (f)] of section 8-39, as amended by this act.

399 Sec. 9. Section 8-113a of the general statutes is repealed and the  
 400 following is substituted in lieu thereof (*Effective July 1, 2025*):

401 The following terms, wherever used or referred to in this part, [shall]  
 402 have the following respective meanings, unless a different meaning  
 403 clearly appears from the context:

404 [(a)] (1) "Authority" or "housing authority" means any of the public  
 405 corporations created by section 8-40, as amended by this act.

406 [(b) "Municipality" means any city, borough or town. "The  
 407 municipality" means the particular municipality for which a particular  
 408 housing authority is created.

409 (c) "Governing body" means, for towns having a town council, the  
 410 council; for other towns, the selectmen; for cities, the common council  
 411 or other similar body of officials; and for boroughs, the warden and  
 412 burgesses.

413 (d) "Mayor" means, for cities, the mayor, and, for boroughs, the  
 414 warden. "Clerk" means the clerk of the particular city, borough or town  
 415 for which a particular housing authority is created.

416 (e) "Area of operation" shall include the municipality in which a  
 417 housing authority is created under the provisions of this chapter, and  
 418 may include a neighboring municipality, provided the governing body  
 419 of such neighboring municipality shall agree by proper resolution to the  
 420 extension of the area of operation to include such neighboring  
 421 municipality.]

422 (2) "Bonds" means any bonds, notes, interim certificates, certificates  
 423 of indebtedness, debentures or other obligations used by the authority

424 pursuant to this chapter.

425 (3) "Elderly persons" means persons sixty-two years of age and over  
 426 who lack the amount of income that is necessary, as determined by the  
 427 authority or nonprofit corporation, subject to approval by the  
 428 Commissioner of Housing, to enable them to live in decent, safe and  
 429 sanitary dwellings without financial assistance as provided under this  
 430 part, or persons who have been certified by the Social Security Board as  
 431 being totally disabled under the federal Social Security Act or certified  
 432 by any other federal board or agency as being totally disabled.

433 (4) "Housing partnership" means any partnership, limited  
 434 partnership, joint venture, trust or association consisting of (A) a  
 435 housing authority, a nonprofit corporation or both, and (B) (i) a business  
 436 corporation incorporated pursuant to chapter 601 or any predecessor  
 437 statutes thereto, having as one of its purposes the construction,  
 438 rehabilitation, ownership or operation of housing, and having articles of  
 439 incorporation approved by the commissioner in accordance with  
 440 regulations adopted pursuant to section 8-79a or 8-84, (ii) a for-profit  
 441 partnership, limited partnership, joint venture, trust, limited liability  
 442 company or association having as one of its purposes the construction,  
 443 rehabilitation, ownership or operation of housing, and having basic  
 444 documents of organization approved by the commissioner in  
 445 accordance with regulations adopted pursuant to section 8-79a or 8-84,  
 446 or (iii) any combination of the entities included under subparagraphs  
 447 (B)(i) and (B)(ii) of this subdivision.

448 [(f)] (5) "Housing project" means any work or undertaking [(1)] (A) to  
 449 demolish, clear or remove buildings from any slum area, which work or  
 450 undertaking may embrace the adaptation of such area to public  
 451 purposes, including parks or other recreational or community purposes;  
 452 [(2)] (B) to provide decent, safe and sanitary urban or rural dwellings,  
 453 apartments or other living accommodations for elderly persons, which  
 454 work or undertaking may include buildings, land, equipment, facilities  
 455 and other real or personal property for necessary, convenient or

456 desirable appurtenances, streets, sewers, water service, parks, site  
 457 preparation, gardening, administrative, community, recreational or  
 458 welfare purposes; [(3)] (C) to provide a continuum of housing  
 459 comprising independent living accommodations, residential care,  
 460 intermediate housing facilities and skilled nursing care and facilities  
 461 with ready access to medical and hospital services; or [(4)] (D) to  
 462 accomplish a combination of the [foregoing. The term "housing project"  
 463 also may be applied to] purposes specified in subparagraphs (A) to (C),  
 464 inclusive, of this subdivision. "Housing project" includes the planning  
 465 of the buildings and improvements, the acquisition of property, the  
 466 demolition of existing structures, the construction, reconstruction,  
 467 alteration and repair of the improvements and all other work in  
 468 connection therewith.

469 [(g) "Bonds" means any bonds, notes, interim certificates, certificates  
 470 of indebtedness, debentures or other obligations issued by the authority  
 471 pursuant to this chapter.

472 (h) "Real property" shall include all lands, including improvements  
 473 and fixtures thereon, and property of any nature appurtenant thereto,  
 474 or used in connection therewith, and every estate, interest and right,  
 475 legal or equitable, therein, including terms for years and liens by way of  
 476 judgment, mortgage or otherwise and the indebtedness secured by such  
 477 liens.

478 (i) "Obligee of the authority" or "obligee" shall include any  
 479 bondholder, trustee or trustees for any bondholders, or lessor demising  
 480 to the authority property used in connection with a housing project, or  
 481 any assignee or assignees of such lessor's interest or any part thereof,  
 482 and the state government when it is a party to any contract with the  
 483 authority.

484 (j) "State public body" means any city, borough, town, municipal  
 485 corporation, district or other subdivision of the state.]

486 [(k)] (6) "Rent" means the entire amount paid to a local authority,

487 nonprofit corporation or housing partnership for any dwelling unit.

488 [(l)] (Z) "Shelter rent" means "rent" as defined [herein] in this section,  
 489 less any charges made by a local authority, nonprofit corporation or  
 490 housing partnership for water, heat, gas, electricity and sewer use  
 491 charges.

492 [(m)] "Elderly persons" means persons sixty-two years of age and over  
 493 who lack the amount of income which is necessary, as determined by  
 494 the authority or nonprofit corporation, subject to approval by the  
 495 Commissioner of Housing, to enable them to live in decent, safe and  
 496 sanitary dwellings without financial assistance as provided under this  
 497 part, or persons who have been certified by the Social Security Board as  
 498 being totally disabled under the federal Social Security Act or certified  
 499 by any other federal board or agency as being totally disabled.

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

515 Sec. 10. Subsection (a) of section 8-116c of the general statutes is  
 516 repealed and the following is substituted in lieu thereof (*Effective July 1,*  
 517 *2025*):

518 (a) An elderly person [, as defined in subsection (m) of section 8-113a,]  
 519 shall not be eligible to move into a housing project [, as defined in  
 520 subsection (f) of section 8-113a,] if the person (1) is currently using illegal  
 521 drugs, (2) is currently abusing alcohol and has a recent history of  
 522 disruptive or dangerous behavior and whose tenancy (A) would  
 523 constitute a direct threat to the health or safety of another individual, or  
 524 (B) would result in substantial physical damage to the property of  
 525 another, (3) has a recent history of disruptive or dangerous behavior and  
 526 whose tenancy (A) would constitute a direct threat to the health and  
 527 safety of another individual or (B) would result in substantial physical  
 528 damage to the property of another, or (4) was convicted of the illegal  
 529 sale or possession of a controlled substance, as defined in section 21a-  
 530 240, within the prior twenty-four-month period.

531 Sec. 11. Section 8-116d of the general statutes is repealed and the  
 532 following is substituted in lieu thereof (*Effective July 1, 2025*):

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

541 Sec. 12. Section 8-119h of the general statutes is repealed and the  
 542 following is substituted in lieu thereof (*Effective July 1, 2025*):

543 Upon preliminary approval by the State Bond Commission pursuant  
 544 to the provisions of section 3-20, the state, acting by and through the  
 545 Commissioner of Housing, may enter into a contract or contracts with  
 546 an authority, a municipal developer, a nonprofit corporation or a  
 547 housing partnership for state financial assistance for a congregate  
 548 housing project, in the form of capital grants, interim loans, permanent

549 loans, deferred loans or any combination thereof for application to the  
550 development cost of such project or projects. A contract with an  
551 authority, a municipal developer, a nonprofit corporation or a housing  
552 partnership may provide that in the case of any loan made in  
553 conjunction with any housing assistance funds provided by an agency  
554 of the United States government, if such housing assistance funds  
555 terminate prior to complete repayment of a loan made pursuant to this  
556 section, the remaining balance of such loan may be converted to a capital  
557 grant or decreased loan. Any such state assistance contract with an  
558 authority, a municipal developer, a nonprofit corporation or a housing  
559 partnership for a capital grant or loan entered into prior to the time  
560 housing assistance funds became available from an agency of the United  
561 States government, may, upon the mutual consent of the commissioner  
562 and the authority, municipal developer, nonprofit corporation or  
563 housing partnership, be renegotiated to provide for a loan or increased  
564 loan in the place of a capital grant or loan or a part thereof, consistent  
565 with the above conditions. Such capital grants or loans shall be in an  
566 amount not in excess of the development cost of the project or projects,  
567 including, in the case of grants or loans financed from the proceeds of  
568 the state's general obligation bonds issued pursuant to any  
569 authorization, allocation or approval of the State Bond Commission  
570 made prior to July 1, 1990, administrative or other cost or expense to be  
571 incurred by the state in connection therewith, as approved by said  
572 commissioner. In anticipation of final payment of such capital grants or  
573 loans, the state, acting by and through said commissioner and in  
574 accordance with such contract, may make temporary advances to the  
575 authority, municipal developer, nonprofit corporation or housing  
576 partnership for preliminary planning expense or other development  
577 cost of such project or projects. Any loan provided pursuant to this  
578 section shall bear interest at a rate to be determined in accordance with  
579 subsection (t) of section 3-20. Any such authority, municipal developer,  
580 nonprofit corporation or housing partnership may, subject to the  
581 approval of the Commissioner of Housing, contract with any other  
582 person approved by the Commissioner of Housing for the operation of

583 a project undertaken pursuant to this part. As used in this section,  
 584 "housing partnership" has the same meaning as provided in [subsection  
 585 (n) of] section 8-113a, as amended by this act.

586 Sec. 13. Section 8-119l of the general statutes is repealed and the  
 587 following is substituted in lieu thereof (*Effective July 1, 2025*):

588 The state, acting by and through the Commissioner of Housing, may  
 589 enter into a contract or contracts with an authority, a municipal  
 590 developer, a nonprofit corporation or a housing partnership for state  
 591 financial assistance in the form of a grant-in-aid for an operating cost  
 592 subsidy for state-financed congregate housing projects developed  
 593 pursuant to this part. In calculating the amount of the grant-in-aid, the  
 594 commissioner shall use adjusted gross income of tenants. As used in this  
 595 section, "adjusted gross income" means annual aggregate income from  
 596 all sources minus fifty per cent of all unreimbursable medical expenses  
 597 [As used in this section,] and "housing partnership" has the same  
 598 meaning as provided in [subsection (n) of] section 8-113a, as amended  
 599 by this act.

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

|           |                     |            |
|-----------|---------------------|------------|
| Section 1 | <i>July 1, 2025</i> | 8-39       |
| Sec. 2    | <i>July 1, 2025</i> | 8-40       |
| Sec. 3    | <i>July 1, 2025</i> | 8-44b      |
| Sec. 4    | <i>July 1, 2025</i> | 8-50       |
| Sec. 5    | <i>July 1, 2025</i> | 8-45a      |
| Sec. 6    | <i>July 1, 2025</i> | 12-412(29) |
| Sec. 7    | <i>July 1, 2025</i> | 8-389      |
| Sec. 8    | <i>July 1, 2025</i> | 12-631(9)  |
| Sec. 9    | <i>July 1, 2025</i> | 8-113a     |
| Sec. 10   | <i>July 1, 2025</i> | 8-116c(a)  |
| Sec. 11   | <i>July 1, 2025</i> | 8-116d     |
| Sec. 12   | <i>July 1, 2025</i> | 8-119h     |
| Sec. 13   | <i>July 1, 2025</i> | 8-119l     |

***Statement of Purpose:***

To authorize a housing authority to expand its jurisdiction to include housing in other municipalities.

*[Proposed deletions are enclosed in brackets. Proposed additions are indicated by underline, except that when the entire text of a bill or resolution or a section of a bill or resolution is new, it is not underlined.]*