
OLR Bill Analysis

sHB 6529 (as amended by House "A")*

AN ACT CONCERNING HOUSING AUTHORITIES.

SUMMARY

This bill imposes an annual auditing requirement on local and regional housing authorities and the Connecticut Housing Authority, if it operates as a housing authority. (In practice, only local housing authorities are subject to the bill's provisions.)

The bill requires (1) existing housing authority commissioners to participate in federal Department of Housing and Urban Development (HUD) commissioner training by January 1, 2022, and (2) new commissioners to participate in the training upon appointment (§ 1).

Finally, the bill also requires housing authorities receiving state assistance and the Connecticut Housing Finance Authority (CHFA) (if it or its subsidiaries are successor owners to housing previously owned by a local authority) to annually provide tenants, beginning when they sign their initial lease, (1) contact information for the authority's management, local public health department, and Commission on Human Rights and Opportunities and (2) a copy of the guidance concerning landlords' and tenants' responsibilities that the Judicial Branch posts on its website (§ 2).

EFFECTIVE DATE: October 1, 2021

*House Amendment "A" (1) removes provisions in the underlying bill requiring background checks and limiting how they are used in the hiring process and (2) requires CHFA to provide tenants a copy of Judicial Branch guidance, rather than a notice of tenant rights.

ANNUAL AUDIT

The bill requires local housing authorities to annually contract with an independent certified public accountant for a financial audit. The

audit results must be included in an authority's annual report that existing law requires it to submit to the housing commissioner and the chief executive officer of the municipality where it is located.

The bill specifies that the audit described above is in addition to certain audits required by existing law. Specifically, existing law requires:

1. the housing commissioner to ensure local housing authorities are audited biennially, with the authority covering the audit's costs, if the commissioner requires it (CGS § 7-392(d)); and
2. housing authorities to audit themselves if they have annual revenue of more than \$1 million and spend more than \$300,000 in a fiscal year (CGS § 4-231).

COMMITTEE ACTION

Housing Committee

Joint Favorable Substitute

Yea 11 Nay 4 (03/11/2021)