



Senate

General Assembly

File No. 221

February Session, 2022

Senate Bill No. 301

Senate, March 30, 2022

The Committee on Housing reported through SEN. LOPES of the 6th Dist., Chairperson of the Committee on the part of the Senate, that the bill ought to pass.

AN ACT ESTABLISHING A PILOT PROGRAM TO FUND REIMBURSEMENTS TO LANDLORDS FOR LOST RENTAL PAYMENTS.

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

1 Section 1. (*Effective from passage*) (a) Not later than July 1, 2022, the
2 Commissioner of Housing, within available appropriations, shall
3 establish a pilot program to reimburse landlords who applied for rental
4 payment reimbursement through the UniteCT rental assistance
5 program but were denied such reimbursement solely due to lack of
6 tenant participation. The commissioner shall establish criteria for such
7 pilot program and prescribe a form for landlords to apply for
8 reimbursement under such program. Such pilot program shall assess
9 the unmet needs for landlord reimbursement in the state and, for a one-
10 year period beginning on October 1, 2022, provide for reimbursement to
11 any such landlord who applies and adequately demonstrates that such
12 landlord would have been entitled to reimbursement under the UniteCT
13 program but for the lack of tenant participation, in an amount not
14 greater than would have been available to such landlord had the

15 landlord's UniteCT application been approved.

16 (b) Not later than December 1, 2023, the Commissioner of Housing
 17 shall submit a report, in accordance with the provisions of section 11-4a
 18 of the general statutes, to the joint standing committee of the General
 19 Assembly having cognizance of matters relating to housing concerning
 20 the pilot program established pursuant to this section. The report shall
 21 include, but need not be limited to, (1) a summary of program
 22 implementation, including efforts to inform and educate eligible
 23 landlords about the program; (2) an assessment of program utilization
 24 rates; (3) an assessment of program performance during the pilot period
 25 based on data, including, but not limited to, data concerning both the
 26 implementation of the program by the Department of Housing and the
 27 use of the program; and (4) any recommendations the commissioner
 28 may have regarding future implementation or an extension of the pilot
 29 program.

This act shall take effect as follows and shall amend the following sections:		
Section 1	<i>from passage</i>	New section

HSG *Joint Favorable*

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:

Agency Affected	Fund-Effect	FY 23 \$	FY 24 \$
Department of Housing	GF - Cost	Significant	See Below

Note: GF=General Fund

Municipal Impact: None

Explanation

The bill results in a significant state cost, as it requires the Commissioner of Housing to establish a one-year program to reimburse certain landlords for certain unpaid rent. The bill also requires the Commissioner to assess the unmet need for such rent reimbursement and to report on the program and its performance by December 1, 2023. As the Department of Housing (DOH) does not currently have information on how many landlords would be eligible or what the average reimbursement amount would be, the total cost for grants is unknown. As a reference, the average rent payment made by the UniteCT program is \$8,446 and to date, UniteCT has served 8,260 landlords and 36,666 unique households.¹

The Department of Housing (DOH) has operated the federally funded UniteCT emergency rental assistance program at an administrative cost of about \$47 million to process 104,231 applications during FY 21 and FY 22. It is anticipated that DOH would incur similar

¹ Statistics taken from the [UniteCT dashboard](#) on March 27, 2022; Figures reflect payments of \$196.8 million for rent assistance and \$41.8 million for utility payments. The statistics will change as the remaining \$162 million in committed funding is processed.

(\$452 per case) or higher administration costs per application for the landlord program due to the staff time necessary to review and verify additional application criteria (i.e., both tenant eligibility and landlord eligibility). DOH may also be required to contract with a third-party for assistance completing the assessment of unmet needs and/or the program performance reporting at a one-time cost of less than \$100,000. Programmatic and administrative costs would be incurred in FY 23 and the first half of FY 24.

The Out Years

There is no fiscal impact in the out years.

Sources: Department of Housing

OLR Bill Analysis

SB 301

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SUMMARY

The Office of Legislative Research does not analyze Special Acts.

COMMITTEE ACTION

Housing Committee

Joint Favorable

Yea 15 Nay 0 (03/15/2022)