



General Assembly

**Substitute Bill No. 1084**

January Session, 2023



**AN ACT CONCERNING THE LOW-INCOME HOUSING TAX CREDIT PROGRAM ADMINISTERED BY THE CONNECTICUT HOUSING FINANCE AUTHORITY.**

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

1 Section 1. (NEW) (*Effective October 1, 2023*) Notwithstanding any  
2 provision of the general statutes, the following requirements shall  
3 apply to the low-income housing tax credit program administered by  
4 the Connecticut Housing Finance Authority:

5 (1) There shall be not less than two resident meetings outlining any  
6 development and relocation, which shall be held prior to approval by  
7 the board of directors of the authority of any development having  
8 existing residents. At the first of such two resident meetings, all  
9 residents shall be provided a copy of the "Connecticut Housing  
10 Finance Authority Tenants' Guide to Section 42 Low-Income Housing  
11 Tax Credit";

12 (2) Proof that resident participation has been completed shall be  
13 reviewed by the staff of the authority and submitted to the board of  
14 directors of the authority for development approval;

15 (3) All low-income housing tax credit program relocations shall be  
16 conducted in accordance with the Uniform Relocation Assistance and  
17 Real Property Acquisition Policies Act of 1970, P.L. 91-646, as amended

18 from time to time;

19 (4) All leases for low-income housing tax credit properties shall  
20 include the following statement: "Under the Section 42 Low-Income  
21 Housing Tax Credit (LIHTC) program, the tenant may not be evicted  
22 or not permitted to renew without good cause, which is generally  
23 defined as material violations of the lease, such as nonpayment of rent,  
24 damage to property, failure to follow property rules, interference with  
25 other tenants, or fraud, and is subject to determination through  
26 applicable legal process.";

27 (5) The chief executive officers of all local municipalities and  
28 legislators of the district shall be notified of all low-income housing tax  
29 credit projects not later than ten days after the approval of any  
30 authority loan;

31 (6) Signage indicating all funding sources shall be posted at the  
32 project construction or rehabilitation site not more than thirty days  
33 after the approval of any authority loan, which signage shall be visible  
34 from the street and not less than thirty-two square feet in surface area;

35 (7) All existing residents of the project shall be eligible for relocation  
36 payments or other relocation assistance in accordance with the  
37 Uniform Relocation Assistance and Real Property Acquisition Policies  
38 Act of 1970, P.L. 91-646, as amended from time to time;

39 (8) All developers shall receive approval by the authority for any  
40 development having existing residents;

41 (9) All developers shall work with management agents or persons  
42 acting as agent owners and shall have not less than five years of low-  
43 income housing tax credit program management experience, including  
44 specific experience with the requirements imposed by the Uniform  
45 Relocation Assistance and Real Property Acquisition Policies Act of  
46 1970, P.L. 91-646, as amended from time to time; and

47 (10) Any owner, developer or consultant who is not in good

48 standing with the authority or the Department of Housing shall not be  
49 eligible to receive any new funding from the authority until such  
50 owner, developer or consultant is in good standing with respect to all  
51 outstanding projects involving such owner, developer or consultant.

This act shall take effect as follows and shall amend the following sections:		
Section 1	<i>October 1, 2023</i>	New section

**Statement of Legislative Commissioners:**

In Subdiv. (1), "outlining the development" was changed to "outlining any development" for clarity; and in Subdiv. (5), "officer" was changed to "officers" for clarity.

**BA**        *Joint Favorable Subst.*