



General Assembly

Amendment

January Session, 2023

LCO No. 9921



Offered by:

SEN. FAZIO, 36th Dist.

SEN. SAMPSON, 16th Dist.

To: Subst. Senate Bill No. 998

File No. 427

Cal. No. 240

(As Amended)

**"AN ACT ESTABLISHING A TAX ABATEMENT FOR CERTAIN
CONSERVATION EASEMENTS."**

1 Strike section 517 in its entirety and insert the following in lieu
2 thereof:

3 "Sec. 517. Section 8-345 of the general statutes is repealed and the
4 following is substituted in lieu thereof (*Effective October 1, 2023*):

5 (a) The Commissioner of Housing shall implement and administer a
6 program of rental assistance for low-income families living in privately-
7 owned rental housing. For the purposes of this section, a low-income
8 family is one whose income does not exceed fifty per cent of the median
9 family income for the area of the state in which such family lives, as
10 determined by the commissioner.

11 (b) Housing eligible for participation in the program shall comply
12 with applicable state and local health, housing, building and safety

13 codes.

14 (c) In addition to an element in which rental assistance certificates are
15 made available to qualified tenants, to be used in eligible housing which
16 such tenants are able to locate, the program may include a housing
17 support element in which rental assistance for tenants is linked to
18 participation by the property owner in other municipal, state or federal
19 housing repair, rehabilitation or financing programs. The commissioner
20 shall use rental assistance under this section so as to encourage the
21 preservation of existing housing and the revitalization of
22 neighborhoods or the creation of additional rental housing.

23 (d) The commissioner may designate a portion of the rental assistance
24 available under the program for tenant-based and project-based
25 supportive housing units. To the extent practicable rental assistance for
26 supportive housing shall adhere to the requirements of the federal
27 Housing Choice Voucher Program, 42 USC 1437f(o), relative to
28 calculating the tenant's share of the rent to be paid.

29 (e) The commissioner shall administer the program under this section
30 to promote housing choice for certificate holders and encourage racial
31 and economic integration. The commissioner shall establish maximum
32 rent levels for each municipality in a manner that promotes the use of
33 the program in all municipalities. Any certificate issued pursuant to this
34 section may be used for housing in any municipality in the state. The
35 commissioner shall inform certificate holders that a certificate may be
36 used in any municipality and, to the extent practicable, the
37 commissioner shall assist certificate holders in finding housing in the
38 municipality of their choice.

39 (f) The commissioner may allow the owner of a housing unit to certify
40 that such unit is eligible for participation in the program and a tenant
41 may occupy such unit pending the results of any required inspection of
42 such unit by the commissioner.

43 ~~[(f)]~~ (g) Nothing in this section shall give any person a right to
44 continued receipt of rental assistance at any time that the program is not

45 funded.

46 ~~[(g)]~~ (h) The commissioner shall adopt regulations in accordance with
47 the provisions of chapter 54 to carry out the purposes of this section. The
48 regulations shall establish maximum income eligibility guidelines for
49 such rental assistance and criteria for determining the amount of rental
50 assistance which shall be provided to eligible families.

51 ~~[(h)]~~ (i) Any person aggrieved by a decision of the commissioner or
52 the commissioner's agent pursuant to the program under this section
53 shall have the right to a hearing in accordance with the provisions of
54 section 8-37gg."