

CONNECTICUT ADVISORY COUNCIL ON HOUSING MATTERS

Reply to: 16 Main St., 2nd floor
New Britain, CT 06051
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REMINDER OF MEETING

3:00 p.m.

Wednesday, June 12, 2024

Zoom meeting link:

<https://us02web.zoom.us/j/87994408831?pwd=NFaeHY3oQSzy8pQkk5Oqokg9auxeJT.1>

Meeting ID: 879 9440 8831

Passcode: 835876

One tap mobile: +19292056099,,87994408831#,,,,*835876#

Dial-in: +1 929 205 6099 US

AGENDA

1. Preliminary matters
 - a. Review of Zoom rules for the meeting
 - b. Approval of the agenda
 - c. Approval of the March 13, 2023 minutes (previously emailed)



Minutes 2024
3-13.pdf

2. Public comment
3. Forms Committee report
4. Housing Court updates
 - a. Housing prosecution
 - b. Clerks' offices
 - c. Housing mediators
5. 2024 landlord-tenant legislation (see summary below)
6. Other business
7. Adjournment

Summary of landlord-tenant provisions in P.A. 24-143

Section 17 — NOTICE OF RENT INCREASES

Requires landlords to provide residential tenants with at least 45 days' written notice of proposed rent increases (one month for monthly tenancies; one week for weekly tenancies)

Section 5: MUNICIPAL BLIGHT PENALTIES

Increases the maximum penalties municipalities may impose for blight violations in residential properties with seven or more units and in commercial properties by basing the penalty on the square footage of the property.

Section 13 — RAP MAXIMUM RENT LEVELS

Requires the Department of Housing, for the purposes of setting maximum rent levels in the state Rental Assistance Program (RAP) to use the fair market rent figure under the federal Section 8 (Housing Choice Voucher) program if that maximum would be higher

Section 15 — RAP REPORTING REQUIREMENTS

Expands the information that the Commissioner of Housing must include in annual reports on the on the RAP program , including the number of applicants who have received a RAP from the waiting list in the past year, the date when the waiting list was last opened, the number of applications received at that time, and the number of applicants added by any new opening of the waiting list.

Section 18 — HOUSING CHOICE VOUCHER PROGRAM TASK FORCE

Establishes a task force to study the implementation of the federal Section 8 program in Connecticut, including an evaluation of any disparate impact of the program on the development of at-risk children minors and families.