



A Case for Broadening Housing Authority Jurisdiction in Connecticut February 2018

Limitations on housing authority jurisdiction reinforce lines of segregation, reduce housing choices for households participating in programs administered by housing authorities, and disempower housing authorities from fully promoting affirmative fair housing policies. The design of federal housing programs present challenges to housing authorities interested in affirmatively furthering fair housing, but statutory changes at the state level can fundamentally transform the role that housing authorities can play in expanding housing choice.

Empowering housing authorities to be stronger partners in broadening housing choices is critical not only because of the federal obligation to affirmatively further fair housing,¹ but also because of recent, definitive research confirming importance of access to opportunity – such as the resources available in thriving communities – to successful life outcomes.² Poverty concentration has significant negative affects on family health, education, and economic well-being, not to mention the strength of Connecticut’s economy as a whole. Another benefit of broadened housing authority jurisdiction is voluntary poverty deconcentration, opening opportunities for our cities to revitalize.

Open Communities Alliance recommends that the state law limiting housing authority jurisdiction to municipal borders be amended to permit housing authorities the discretion to extend their jurisdictions to thriving communities within a certain radius of their town lines, permitting them to function regionally. We further recommend that housing authorities be empowered to adopt statewide jurisdiction if an appropriate reasonable accommodation for a household with a member with a disability.

What are opportunity areas?

Opportunity mapping identifies opportunity-rich and opportunity-isolated communities. Where you live affects your access to opportunity, and by mapping opportunity, we can better determine who has access to opportunity resources and how to remedy opportunity inequality. Factors defining opportunity include educational outcomes, employment access, poverty, crime rates and more. Opportunity is assessed across five levels, very high, high, moderate, low, and very low. In the map below higher opportunity areas are shaded with darker orange. More lightly shaded areas are lower opportunity.

For more information, see Appendix A.

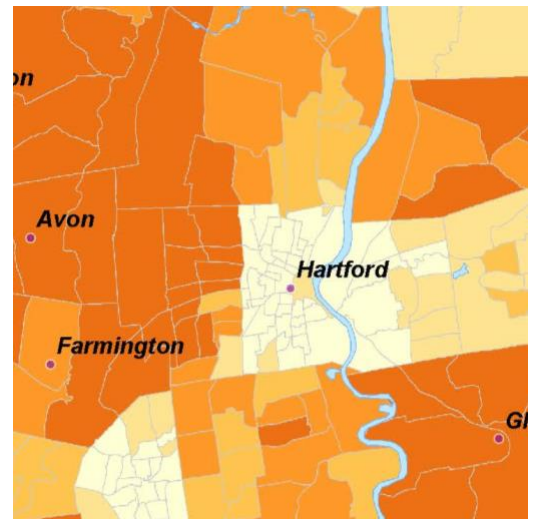


Figure 1: Opportunity Map of the Hartford Region. Darker orange census tracts have greater to opportunity resources like high performing schools.

¹ 42 U.S.C. §§ 3601-3619.

² Chetty, R., Hendren, N., & Katz, L. (2016). The Effects of Exposure to Better Neighborhoods on Children: New Evidence from the Moving to Opportunity Experiment, *American Economic Review* 106(4), 855-902. Retrieved from http://www.equality-of-opportunity.org/assets/documents/mto_paper.pdf. (Hereinafter Chetty et al., 2016). This research focuses on neighborhood poverty rate as a proxy for opportunity.

Impact of Limits on Housing Authority Jurisdiction

State limits on housing authority jurisdiction, combined with incentive structures in federal program, restrict a range of activities to the borders of the town within which a housing authority is located. These restricted activities include:

- The administration of the tenant-based Housing Choice Voucher program.³
- The placement of Project-based Vouchers.⁴
- Where the housing authority may develop physical units of housing under its own name without creating a separate corporate entity to undertake development or partnering with another entity.

These restrictions have serious implications for the ability of housing authorities to provide their clients with true choices in housing location, especially the option to live in higher opportunity areas (see *Appendix A* for more information on opportunity designations). This, in turn, makes it very difficult for housing authorities, especially those in lower opportunity areas, to affirmatively further fair housing, as required by the U.S. Department of Housing and Urban Development (HUD) and state law (see sidebar explanation below, *What is the obligation to Affirmatively Further Fair Housing?*).

Increasing housing choices for housing authority program participants is particularly important considering the high percentage who are people of color, people with disabilities or in female-headed households and the extent to which voucher holders disproportionately live in disinvested poverty-concentrated lower opportunity areas.⁵ Almost 80% of voucher holders are people of color and 86% live in low and very low opportunity areas.⁶

What is the obligation to AFFH?

According to the US Department of Housing and Urban Development, to “affirmatively further fair housing” means to take “meaningful actions [to] ... address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws.”

HUD Fact Sheet on Affirmatively Furthering Fair Housing, available at <http://www.huduser.gov/portal/sites/default/files/pdf/AFFH-Fact-Sheet.pdf>. For more information, see Appendix B.

Figure 2: Housing Choice Voucher Recipients in Connecticut
(as of 11/30/17)

Race and Ethnicity

White Non-Latino (est.)	20%
Black	35%
Latino	43%

Other Characteristics

People with Disabilities	38%
Female Headed Households with Children	43%

³ The Housing Choice Voucher program is a program that provides payments from the government to a housing provider to make rent affordable for people who are low income. These payments move with the tenant. Connecticut Analysis of Impediments to Fair Housing Choice 2015, at 52.

⁴ Project-based Vouchers are subsidy contracts attached to certain buildings that reduces the rental payment owed by the tenant. The voucher remains with the unit, not the tenant. Connecticut Analysis of Impediments to Fair Housing Choice 2015, at 157.

⁵ Connecticut Analysis of Impediments to Fair Housing Choice 2015, at 55.

⁶ Erin Boggs and Lisa Dabrowski, *Out of Balance: Subsidized Housing, Segregation and Opportunity in Connecticut*, Open Communities Alliance, September 2017, available at <http://www.ctoca.org/outofbalance>.

Under state law, housing authority jurisdiction may only extend beyond municipal boundaries when:

[T]he governing bodies of two or more municipalities may create a regional housing authority, which shall have all the powers, duties and responsibilities conferred upon housing authorities by this chapter and chapter 130.¹⁰

Up through 2013, the Winsted Housing Authority (Winchester, CT) operated a Housing Choice Voucher program in partnership with 16 other Litchfield County towns, but that program was disbanded after litigation demonstrated that it illegally restricted applications to residents of the 17 Litchfield County partner towns, which were overwhelmingly White.¹¹ Currently, Ansonia Housing Authority administers Housing Choice Vouchers in Ansonia, Shelton, and Seymour,¹² and Mansfield Housing Authority administers Vouchers in Ashford, Chaplin, Coventry, Mansfield, and Willington. While these partnerships have been in place for so many years even the people currently administering them do not know how they are formalized, we suspect these are the result of agreements between their host municipalities and the neighboring towns in accordance with the state law.

At the federal level, HUD also recognizes the potential benefits of regional cooperation. One option offered by HUD is the ability for housing authorities to form consortia.¹³ A consortium is defined as “two or more PHAs that join together to perform planning, reporting, and other administrative or management functions for participating PHAs, as specified in a consortium agreement.”¹⁴ Based on interviews with housing authority directors, in Connecticut, housing authorities frequently do not pursue this option because of what they perceive to be a complex process associated with HUD approval and the potential loss of autonomy.

To become a HUD-approved consortium, a housing authority partnership must enter into a consortium agreement among the participating housing authorities, which includes specifying a “lead agency.” This means non-lead partner housing authorities must explicitly agree to a secondary role.¹⁵

A consortium submits a joint PHA plan,¹⁶ with the lead agency being the point of contact for HUD, and generally functions as a single housing authority. While the process appears simple, feedback from housing authorities reveals that the perception of the process of gaining HUD approval for a consortium agreement is that it is cumbersome, and often overwhelming. Ceding control to another housing authority is also unappealing to agencies.

¹⁰ Conn. Gen. Stat. § 8-40. Chapters 128 and 130 authorize housing authorities to construct, acquire, and operate housing developments within its jurisdiction, and to promote the creation of affordable housing for low- and moderate-income persons and families.

¹¹ <http://www.registercitizen.com/article/RC/20130905/NEWS/130909806>

¹² Ansonia is 66% Non-Hispanic White, while Seymour is 84% and Shelton is 89%.

¹³ 24 C.F.R. § 982.4; 42 U.S.C. 1437k; 24 CFR 943.118.

¹⁴ 24 CFR § 943.118.

¹⁵ 24 C.F.R. § 943.122.

¹⁶ Id.

Perhaps more significant than the administrative barriers, it is also doubtful that higher opportunity, predominately White, municipalities would enter into such agreements with under-resourced poverty-concentrated urban areas that are predominately of color. This perspective is borne out by the history of cross-housing authority partnerships to date. To our knowledge, no housing authorities are operating as official HUD-approved consortia and there are no urban-suburban housing authority partnerships, as permitted under state law, that cross racial lines.

Jurisdiction and the Housing Choice Voucher Program

Limits on housing authority jurisdiction restrict choices for families participating in the Housing Choice Voucher program, a tenant-based subsidy program allowing program participants to rent housing on the open rental market. The program requires households, who must be at 50% of Area Median Income or below, to contribute about a third of their salary and the program covers the remainder of the rent up to a regional cap.

Currently, even though it is not required by HUD,¹⁷ most housing authorities in Connecticut exercise their discretion to require participants in their tenant-based Housing Choice Voucher programs to reside within their jurisdiction for the first year they are on the program.¹⁸ Housing authorities do this because if they allow the program participant to leave their jurisdiction, the housing authority will lose a portion of their administrative fee from HUD.¹⁹ After the first year, program participants have the right to “port out” – that is, leave the jurisdiction regardless of the housing authority’s policy.

After the first year (or if a housing authority does not restrict where a program participant can live in the first year), if a voucher holder chooses to leave the town where they received the voucher, the housing authority will lose either 20% or 80% of its administrative fees – at the discretion of the *receiving* housing authority.

For example, if a voucher holder living in Fairfield, with a voucher from Fairfield Housing Authority, wishes to move to Bridgeport, the Bridgeport Housing Authority has the discretion to decide whether to “absorb” the voucher, and therefore take 80% of the corresponding administrative fees from Fairfield Housing Authority. If the Bridgeport Housing Authority decides not to absorb the voucher, the voucher holder may still move to Bridgeport, and Bridgeport

Definitions

Initial PHA – a public housing authority (PHA) which administers a Section 8 tenant-based voucher to a family that later decides to move out of the jurisdiction of that PHA.

Receiving PHA – a PHA that receives a family with a Section 8 tenant-based voucher from another PHA.

Absorption – the point at which a receiving PHA starts making assistance payments with funding under its consolidated ACC, rather than billing, the initial PHA.

Portability (or porting out) – renting a dwelling unit with Section 8 tenant-based assistance outside of the jurisdiction of the initial PHA.

¹⁷ 24 C.F.R. § 982.353(c).

¹⁸ There are exceptions to this. For example, the City of Hartford does not use a residency preference in the voucher program. <https://www.hud.gov/offices/pih/pha/approved/pdf/02/cto51v01.pdf>

¹⁹ After twelve months, the voucher can become portable by applying to the proposed new housing authority that would oversee the voucher.

Housing Authority receives 20% of the corresponding administrative fees from Fairfield Housing Authority.²⁰

This incentive structure means that it is in the strong financial interest on the part of the housing authority to (1) limit where its program participants can live in the first year of the program and (2) avoid encouraging program participants to explore housing options outside its jurisdictional borders after the initial year.

Because the bulk of vouchers in the state of Connecticut are administered by housing authorities in lower opportunity areas, housing authorities are functionally co-opted into maintaining a system of segregation for program participants.²¹

Figure 4: Housing Choice Voucher Households by Administrating Authority (11/30/17)		
Housing Authority	# of Housing Choice Vouchers	% of Housing Choice Vouchers
All Municipal Housing Authorities	33,300	80%
CT Dept. of Housing (statewide)	7,130	20%
Total	41,430	100%

Figure 5: Municipal Housing Choice Voucher Households Location by Opportunity (11/30/17)		
Opportunity Level	# of HCV Households	% of HCV Households*
Lower (Low and Very Low)	28,050	68%
Moderate	3,308	8%
Higher (High and Very High)	1,942	5%

* These percentages add up to less than 100% because this analysis excludes the 20% of HCVs in the state administered by the state Department of Housing.

Connection to the Affordable Housing Appeals Act (8-30g)

The current housing authority jurisdictional limits also mean that many higher opportunity towns are put at a distinct disadvantage when working to reach an affordable housing exemption under CGS 8-30g, the Affordable Housing Appeals Act. Connecticut General Statute Sec. 8-30g gives developers legal benefits in litigation if an affordable housing proposal is rejected by a municipality with less than 10% affordable units as defined by the statute. The presence of tenant based Housing Choice Voucher households in a town counts towards its CGS 8-30g 10% affordable housing threshold.

²⁰ 24 C.F.R. § 982.355(e).

²¹ For more information on the distribution of vouchers by housing authority and opportunity level, see Appendix C.

Encouraging Mobility Counseling

In addition to promoting the development of subsidized and affordable housing in a variety of locations and setting market-appropriate rents, one of the most important steps a housing authority can take to affirmatively further fair housing is to ensure that their voucher families have access to mobility counseling. Mobility counseling is a counseling intervention that ensures that voucher families have access to full information about the impact of neighborhood on children and assists families with locating available units, interfacing with landlords, and acclimating to a new community.

Mobility counseling has proven an exceptionally important tool for affirmatively furthering fair housing elsewhere in the country, including in places like Dallas and Baltimore. Connecticut has a mobility counseling program administered by the Department of Housing through which counseling is available to DOH HCV households and Rental Assistance Program participants, *but with one exception in New Haven, no mobility counseling services are available to households receiving their vouchers through municipal housing authorities.* As described above, even if mobility counseling were available to the clients of municipal housing authorities, due to jurisdictional limits on housing authority operations, municipal housing authorities will in most cases be penalized financially if they connected their voucher families to mobility counseling services and this resulted in successful moves to other towns.

Other Affects of Jurisdictional Limits

In addition to tenant-based Housing Choice Voucher administration, the two other activities affected by housing authority jurisdiction are where housing authorities may “project-base” subsidies and where housing authorities may participate in development.

Project-Based Vouchers (PBVs) are a component of a housing authority’s HCV program that allows the housing authority to attach subsidies to certain units rather than to individual households. HUD currently permits housing authorities to project base subsidies in up to 20% of a development.²² Like HCVs, a housing authority may only project-base vouchers within its jurisdiction, defined by state law as its municipal borders.²³ Thus, this potential avenue for supporting integration is literally “off limits” to housing authorities striving to increase housing choices.

Housing authorities in Connecticut have a range of development expertise with some housing authorities expressing no interest and having no experience with development and others engaging in sophisticated development deals. In theory, the limit on housing authority jurisdiction also restricts where housing authorities may engage in development activities. However, this limitation does not apply to an independent subsidiary development entity either partnering with or created by a housing authority. Thus, a change to housing authority jurisdictional limits would eliminate the bureaucratic barrier to regional development of creating

²² See U.S. Department of Housing and Urban Development, *Project Based Vouchers* at https://www.hud.gov/program_offices/public_indian_housing/programs/hcv/project. Under limited circumstances (e.g. where a census tract’s poverty rate is 20% or less) housing authorities may project base an additional 10% of units in a development.

²³ 24 C.F.R. § 983.2.

a subsidiary entity, but it would not represent a sea change in the development opportunities available to housing authorities.

Limits on housing authority jurisdiction also create a disincentive for housing authorities to offer housing choice voucher holders with a member with a disability housing choices that will accommodate the household's needs. While HUD requires housing authorities to waive the requirement that voucher households live in their jurisdiction during their first year if it is necessary for a family to find housing that accommodates a disability,²⁴ the housing authority is still disincentivized from facilitating these moves by losing between 20%-80% of the administrative fees associated with the household should an out-of-jurisdiction move occur. It is for this reason that OCA recommends expanding housing authority jurisdiction to the entire state if necessary to respond to a request for reasonable accommodation.

Summary of the Challenge

Thus, the state limits on housing authority jurisdiction greatly limit the ability of housing authorities to regionally administer the Housing Choice Voucher program, in both its tenant-based and project-based form. This poses a particular problem for housing authorities operating in lower opportunity, poverty-concentrated areas that are disproportionately of color. These housing authorities administer 68% of the HCVs in the state. The current limitations also prevent project basing of vouchers outside of a housing authority's jurisdiction and require housing authorities to create subsidiary entities to engage in development activities that cross town borders. Combined, these restrictions hobble housing authority latitude to affirmatively further fair housing.

Solution

There is a solution to this problem. The definition of housing authority jurisdiction could be changed at the state level to encompass broader geographical areas.

Open Communities Alliance recommends that housing authorities be given the discretion to adopt expanded areas of operation, extending their jurisdiction by 30 miles from each municipality's borders but that lower and moderate opportunity towns that are already struggling to host their current lower income populations be excluded. Policymakers may want to consider alternative distances or alternative indicators (poverty, for example), but this proposal is based on the basic premise that housing authority jurisdiction be made more regional while safeguarding housing authority autonomy and protecting towns that are already poverty-concentrated from increased income inequality.²⁵

Such a change must be made carefully to avoid unintended consequences. Some issues that we have considered in developing this proposal include:

- **Avoiding deeper poverty concentration.** This proposal focuses on expanding housing authority jurisdiction while avoiding the creation or increase of poverty concentration by restricting any housing authority's expanded jurisdiction to only higher opportunity areas.

²⁴ See Emily Cooper and Lisa Sloane, *Section 8 Made Simple*, Technical Assistance Collaborative (2016), pg. 27, available at <http://www.tacinc.org/media/58886/S8MS%20Full%20Book.pdf>.

²⁵ To see how this plays out, visit our website: http://www.ctoca.org/mobility_app.

This proposal explicitly does not apply to moderate opportunity areas. We do not recommend prioritizing moderate opportunity areas as part of a government program intended to expand affordable housing opportunities for several reasons.

First, moderate opportunity areas typically already have a sizable but sustainable proportion of people in poverty. Voucher holder will move to many moderate opportunity areas without any government guidance due to rent levels and the availability of multifamily housing. That said, a *government* policy promoting moves to and affordable housing development in such areas could undermine their stability. Applying this policy to moderate opportunity areas could quickly convert moderate opportunity communities into low or very low opportunity areas. By contrast, higher opportunity areas are in a better position to host slight increases in poverty. Historically, we know that in the absence of government guidance, voucher placements gravitate to areas with the most affordable housing stock and affordable housing development occurs in those areas less likely to mount resistance to proposals.

Second, higher opportunity areas, despite being homes to strong economies, employment opportunities, high performing schools and other amenities, do not host their fair share of affordable housing. While leaving intact local zoning authority, this proposal would generate an opportunity for housing authorities with development expertise to assist higher opportunity towns do their part to address the state's affordable housing needs.

Third, the research on the impact of moves to lower poverty communities on the part of tenant-based voucher holders, typically in the context of mobility counseling, demonstrates that significant neighborhood change, such as a move from a very low to a high opportunity area, generates the greatest positive impact for children and families, especially in the short term.²⁶

Fourth, while it varies by funding program, moderate opportunity areas already host greater percentages of subsidized housing than higher opportunity areas, tend to have more naturally affordable housing stock, and, due to the lower cost of land, are in many cases optimally suited for market-driven multifamily investment in the future.

It is important to note that moderate opportunity areas are also home to a level of racial and ethnic diversity more consistent with what would be expected if a history of government policies and other factors did not generate housing segregation than other types of opportunity areas. Theoretically, without the forces of segregation and discrimination, each racial and ethnic group would be represented at the 20% level in each opportunity area, making some allowance for ethnic groupings and new immigrants with lower incomes.

²⁶ Patrick Sharkey, *Stuck In Place: Urban Neighborhoods and the End of Progress Towards Racial Equity*, University of Chicago Press, 2013.

Figure 6: Poverty, Racial, and Ethnic Demographics by Opportunity in CT						
	<i>Entire State</i>	<i>Very Low</i>	<i>Low</i>	<i>Moderate</i>	<i>High</i>	<i>Very High</i>
Poverty Rate	10.5%	30%	12%	6%	4.5%	3%
Black Alone	9.7%	52%	21%	13%	9%	5%
Latino	15%	50%	22%	12%	8%	7%
Asian Alone	4.2%	14%	21%	19%	20%	25%
Other	2.4%	26%	22%	18%	18%	16%
White Alone	68.7%	9%	17%	22%	23%	30%

Moderate opportunity areas also have an average median income level that closely reflects that of the state and an average poverty rate that allows for municipal sustainability but approaches a level that put sustainability at risk (approximately 10%). Thus, it is prudent for moderated opportunity areas, and certainly those with poverty rates at or above the state average, to be exempt from this policy.

Figure 7: Median Income by Opportunity Area	
Opportunity Area	Average Median Income
Very High	\$128,565
High	\$93,496
Moderate	\$77,828
Low	\$58,253
Very Low	\$35,774
State	\$73,433

- **Program administration will work in large geographic areas.** Because after the initial briefing almost all business that is done between housing not done in larger jurisdiction administrative housing costs of they can opt not larger geographic prompt housing some activities,

Figure 8: Poverty by Opportunity Area	
Opportunity Area	Poverty Rate
Very High	3.4%
High	4.5%
Moderate	6.1%
Low	11.9%
Very Low	25.5%
State	10.8%

- **Potential confusion among program participants about their “home” housing authority can be managed.** Any potential confusion about whether the local housing authority or another housing authority is administering the voucher can be managed. This can happen through clear and careful notice to participants and implementing a streamlined system for redirecting erroneous inquiries. Because the state currently administers a statewide voucher program and HUD currently permits voucher porting, there are existing structures in place to help voucher holders understand the appropriate housing authority with which to communicate.

- **Full housing authority powers should be restricted in the extended jurisdiction.**
Housing authorities have the power of eminent domain and the power to create their own police force. These powers will be excluded from the expanded jurisdiction, both in order to make the proposal more politically feasible and to prevent confusion between the roles of housing authorities in overlapping jurisdictions. These powers will be unchanged in a housing authority's home jurisdiction.
- **Greater competition between housing authorities for affordable units will be limited.**
In certain instances, housing authorities in higher opportunity areas may experience increased competition for the affordable units in their town when voucher holders from nearby lower opportunity areas have expanded search areas. This will likely be balanced, however, by a greater number of units newly available to all housing authorities in higher opportunity areas in nearby towns that were previously out of their jurisdiction and the enhanced ability of all housing authorities to develop affordable units.

For example, assuming housing authorities require voucher holders to live within their jurisdiction for the first year, new voucher holders receiving vouchers from the Hartford Housing Authority will be able to look for housing within a 30-mile radius, including Simsbury. However, Hartford voucher holders will not be able to move over 30 miles from Hartford. Simsbury Housing Authority voucher holders will be able to look in Simsbury, but also the nearby higher opportunity areas, some of which may be outside of Hartford's radius. Voucher holders from neither town may look in East Hartford because it is lower opportunity. Currently, in any case neither Hartford nor Simsbury new voucher holders may seek housing in East Hartford because it is outside of their municipal borders. All this proposal does is make towns with greater levels of resources available to voucher holders if they are able to locate housing there.

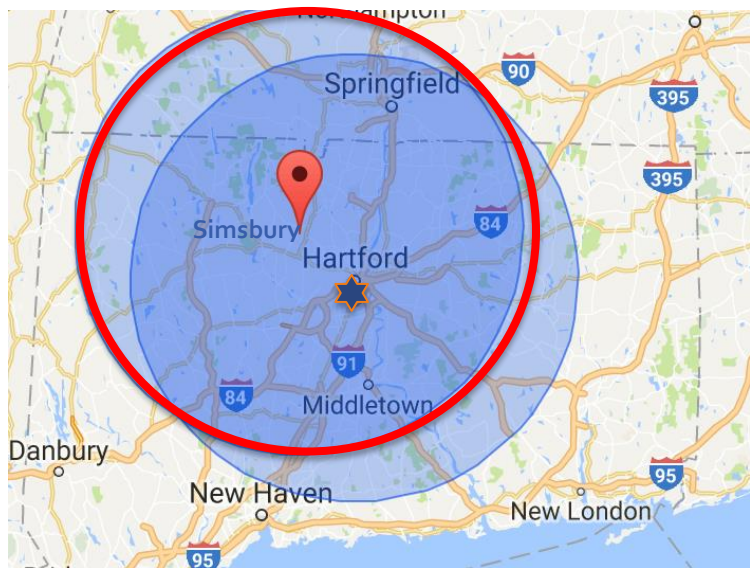


Figure 9: 30-mile radius from Hartford and Simsbury. Red-bordered circle indicates the Simsbury radius. The blue-bordered circle indicates the Hartford radius. Areas outside of CT would not be included.

A full listing of the opportunity levels of census tracts in Connecticut by town is available in Appendix D. To explore the implications of radiuses set at various distances, please see the Open Communities Alliance website:
http://www.ctoca.org/expanded_housing_authority_jurisdiction.

The benefits of this new policy include:

- (1) Removal of some artificial barriers to housing choice.
- (2) Increased Housing Choice Voucher utilization rates for housing authorities.
- (3) Increased access for families with disabilities to a wider array of units that fit their needs.
- (4) Support of housing integration.
- (5) A greater ability for housing authorities to administer their programs unconstrained by geographic limitations that prevent them from affirmatively furthering fair housing.

Proposed Language

A full version of proposed language is available in Appendix E but the two key provisions are:

(a) A new definition of “Expanded Area of Operation” in CGS 8-39 to define them as “high and very opportunity census tracts, as defined by as defined by section 8-348, within 30 miles of the housing authority’s municipal borders.”

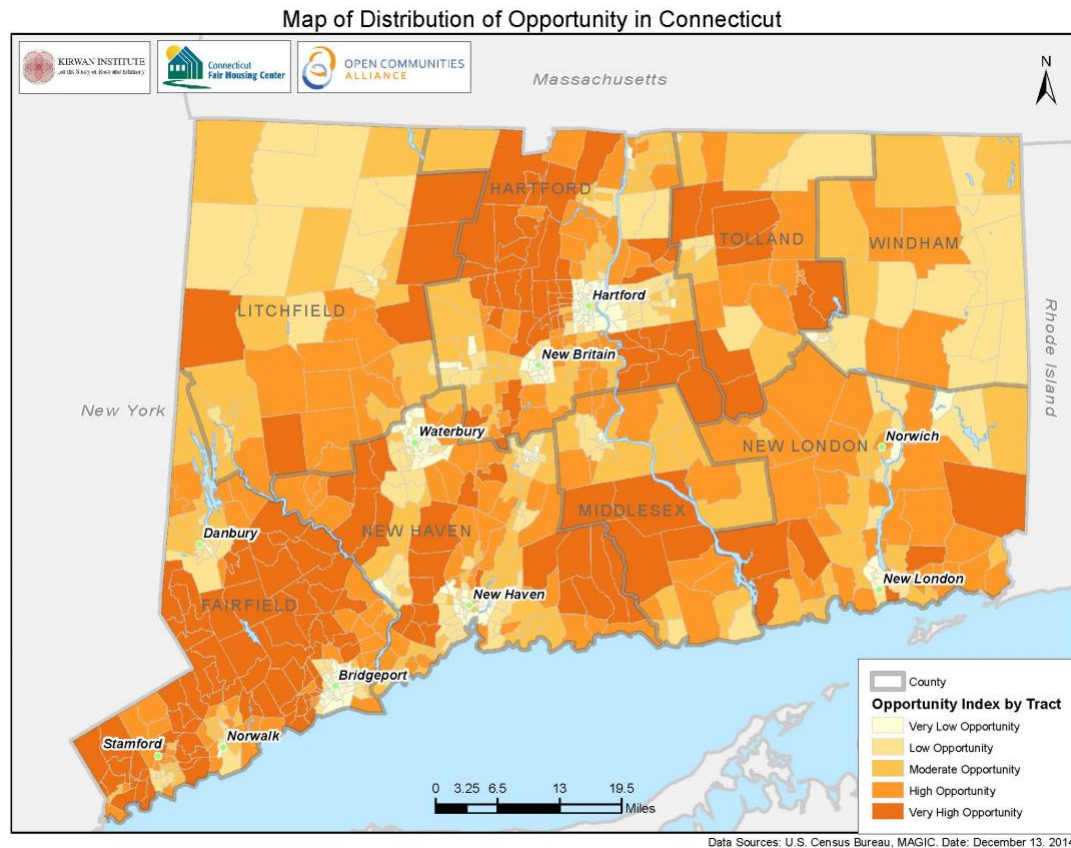
(b) An addition to the end of CGS 8-40 to state, “Any housing authority may opt to adopt an expanded area of operation.”

Conclusion

Limits on the jurisdiction of housing authorities effectively reduce choices for families relying on their services. Restrictions on jurisdiction act as a disincentive for housing authorities to engage in mobility counseling and promote cross-jurisdictional choices in other ways. It restricts where project-based voucher benefits can be located and it requires housing authorities to undertake development through more complex subsidiary and partner agreements than would otherwise be necessary. Expanding jurisdiction to be more regional while imposing measures that prevent further poverty concentration in struggling communities will enhance choice and allow housing authorities to be fuller partners in affirmatively further fair housing.

Appendix A – Opportunity Mapping

Where you live affects your access to resources like thriving schools, safe streets, and healthy food. Unfortunately, in Connecticut, all too often zip code determines destiny. The state has great outcome gaps by race, ethnicity and income in outcomes such as education, health, incarceration, and employment. All of these can be traced back to a fundamental “opportunity gap” based on the geographic availability of opportunity.



It is critical to understand opportunity in this way because neighborhood opportunity has a deep impact on the potential for individuals and families to thrive. Neighborhood opportunity shapes education, health, and career outcomes. For example, recent research from Harvard scholar Raj Chetty reveals that a child in a low-income family who moves before age 8 to a high opportunity area will earn \$302,000 more over the span of his lifetime than if he had stayed in a lower opportunity area.

For more information, see: http://www.ctoca.org/introduction_to_opportunity_mapping

Appendix B – Affirmatively Furthering Fair Housing

On July 16, 2015, the US Department of Housing and Urban Development released its final rule on Affirmatively Furthering Fair Housing – 47 years after passage of the Fair Housing Act that it is intended to implement.

Affirmatively Furthering Fair Housing means:

Taking meaningful actions [to] ... address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws.

At its core, the new rule replaces the current weak and somewhat vague obligations certain HUD grantees have to assess and remediate barriers to fair housing with a more targeted reporting and action step process. Under the new rule, grantees must submit an Assessment of Fair Housing (AFH), which is informed by a public engagement process and must rely on housing and community indicator data provided by HUD. The AFH must include specific goals for addressing fair housing barriers that result in meaningful actions and are adjusted to reflect progress made and obstacles encountered.

Significantly, the new rule requires a regional approach to housing planning and that fair housing goals be incorporated into other planning instruments.

For more information, see <http://www.ctoca.org/affh>

Appendix C – Housing Authority Distribution of Vouchers, 11/30/17

Housing Authority	# of Vouchers	% of Vouchers	Opportunity Level	Opportunity Level - Grouped
CT001 - Bridgeport Housing Authority	3063	7.39%	Very Low	Lower
CT003 - Hartford Housing Authority	2289	5.52%	Very Low-Low	Lower
CT004 - New Haven Housing Authority	4840	11.68%	Very Low-Low	Lower
CT005 - New Britain Housing Authority	851	2.05%	Very Low	Lower
CT006 - Waterbury Housing Authority	2680	6.47%	Very Low	Lower
CT009 - Middletown Housing Authority	1364	3.29%	Low-Moderate	Lower
CT010 - Willimantic Housing Authority (Windham)	506	1.22%	Low	Lower
CT011 - Meriden Housing Authority	865	2.09%	Low	Lower
CT013 - East Hartford Housing Authority	431	1.04%	Very Low	Lower
CT015 - Ansonia Housing Authority	798	1.93%	Low	Lower
CT017 - Derby Housing Authority	278	0.67%	Low	Lower
CT018 - Norwich Housing Authority	514	1.24%	Low	Lower
CT020 - Danbury Housing Authority	803	1.94%	Low-Moderate	Lower
CT023 - Bristol Housing Authority	679	1.64%	Low	Lower
CT024 - Putnam Housing Authority	34	0.08%	Low	Lower
CT026 - Manchester Housing Authority	504	1.22%	Low	Lower
CT028 - Vernon Housing Authority	437	1.05%	Low-Moderate	Lower
CT029 - West Haven Housing Authority	1188	2.87%	Low	Lower
CT031 - Torrington Housing Authority	305	0.74%	Low	Lower
CT032 - Windsor Locks HA	127	0.31%	Low	Lower
CT047 - Naugatuck Housing Authority	249	0.60%	Low	Lower
CT051 - City of Hartford HA	4917	11.87%	Very Low-Low	Lower
CT058 - Plainfield Housing Authority	197	0.48%	Low	Lower
CT061 - Killingly Housing Authority	85	0.21%	Low	Lower
CT063 - East Haven Housing Authority	46	0.11%	Low	Lower
ALL LOWER OPPORTUNITY HAS	28050	68%		

Housing Authority	# of Vouchers	% of Vouchers	Opportunity Level	Opportunity Level - Grouped
CT002 - Norwalk Housing Authority	888	2.14%	Moderate (Low-High)	Moderate
CT007 - Charter Oak Communities (Stamford)	1434	3.46%	Moderate-High	Moderate
CT008 - Enfield Housing Authority	136	0.33%	Moderate	Moderate
CT027 - Stratford Housing Authority	281	0.68%	Moderate	Moderate
CT030 - Milford Redev and Hsg Partnership	267	0.64%	Moderate-High	Moderate
CT048 - Windsor Housing Authority	158	0.38%	Moderate	Moderate
CT049 - Newington Housing Authority	30	0.07%	Moderate-High	Moderate
CT067 - Wallingford Housing Authority	114	0.28%	Moderate	Moderate
ALL MODERATE OPPORTUNITY HAS	3308	8%		
CT019 - Greenwich Housing Authority	343	0.83%	Very High	Higher
CT033 - South Windsor Housing Authority	35	0.08%	Very High	Higher
CT036 - Portland Housing Authority	86	0.21%	High	Higher
CT038 - Mansfield Housing Authority	149	0.36%	High-Very High	Higher
CT039 - West Hartford Housing Authority	670	1.62%	High-Very High	Higher
CT040 - Glastonbury Housing Authority	33	0.08%	Very High	Higher
CT041 - Farmington Housing Authority	90	0.22%	High-Very High	Higher
CT042 - Hamden Housing Authority	305	0.74%	High	Higher
CT052 - Fairfield Housing Authority	171	0.41%	Very High	Higher
CT053 - Wethersfield Housing Authority	46	0.11%	High	Higher
CT068 - Canton Housing Authority	14	0.03%	Very High	Higher
ALL HIGHER OPPORTUNITY HAS	1942	5%		
CT901 - CT Dept of Housing	8130	20%		
CT - TOTAL	41430	100.00%		

Appendix D – High and Very High Opportunity Census Tracts by Town

Town	County	Census Tract	Opportunity Level
Avon	Hartford	4621.02	Very High
Avon	Hartford	4622.02	Very High
Avon	Hartford	4622.01	Very High
Avon	Hartford	4621.01	Very High
Barkhamsted	Litchfield	2901	Very High
Berlin	Hartford	4002	High
Berlin	Hartford	4003	High
Bethany	New Haven	1611	Very High
Bethel	Fairfield	2002	Very High
Bethel	Fairfield	2003.02	Very High
Bethel	Fairfield	2003.01	Very High
Bethel	Fairfield	2001	High
Bethlehem	Litchfield	3421	High
Bloomfield	Hartford	4713	Very High
Bloomfield	Hartford	4714	Very High
Bloomfield	Hartford	4712	High
Bloomfield	Hartford	4715	High
Bolton	Tolland	5291	High
Bozrah	New London	7131	High
Branford	New Haven	1842	High
Bridgewater	Litchfield	2501	High
Brookfield	Fairfield	2051	High
Brookfield	Fairfield	2053	High
Brookfield	Fairfield	2052	High
Canterbury	Windham	9061	High
Canton	Hartford	4641.01	Very High
Canton	Hartford	4641.02	Very High
Cheshire	New Haven	3431.02	Very High
Cheshire	New Haven	3434	Very High
Cheshire	New Haven	3433	High
Cheshire	New Haven	3431.01	High
Cheshire	New Haven	3432	High
Chester	Middlesex	6001	Very High
Clinton	Middlesex	6104	High
Colchester	New London	7141.04	High
Colchester	New London	7141.03	High
Coventry	Tolland	8502	High
Coventry	Tolland	8501	High
Cromwell	Middlesex	5703	High
Cromwell	Middlesex	5701	High
Cromwell	Middlesex	5702	High
Darien	Fairfield	302	Very High
Darien	Fairfield	303	Very High
Darien	Fairfield	304	Very High
Darien	Fairfield	305	Very High
Darien	Fairfield	301	Very High
Deep River	Middlesex	6201	High

Town	County	Census Tract	Opportunity Level
Easton	Fairfield	1051	Very High
Easton	Fairfield	1052	Very High
Ellington	Tolland	5351	Very High
Ellington	Tolland	5352	Very High
Enfield	Hartford	4804	High
Enfield	Hartford	4805	High
Enfield	Hartford	4810	High
Essex	Middlesex	6301	High
Fairfield	Fairfield	613	Very High
Fairfield	Fairfield	615	Very High
Fairfield	Fairfield	604	Very High
Fairfield	Fairfield	612	Very High
Fairfield	Fairfield	606	Very High
Fairfield	Fairfield	607	Very High
Fairfield	Fairfield	611	Very High
Fairfield	Fairfield	602	Very High
Fairfield	Fairfield	603	Very High
Fairfield	Fairfield	616	Very High
Fairfield	Fairfield	605	Very High
Fairfield	Fairfield	608	Very High
Fairfield	Fairfield	609	Very High
Fairfield	Fairfield	601	Very High
Fairfield	Fairfield	614	High
Fairfield	Fairfield	610	High
Farmington	Hartford	4602.02	Very High
Farmington	Hartford	4601	Very High
Farmington	Hartford	4603.01	Very High
Farmington	Hartford	4602.03	High
Farmington	Hartford	4602.04	High
Farmington	Hartford	4603.02	High
Franklin	New London	7121	High
Glastonbury	Hartford	5203.01	Very High
Glastonbury	Hartford	5203.02	Very High
Glastonbury	Hartford	5205.01	Very High
Glastonbury	Hartford	5202.02	Very High
Glastonbury	Hartford	5201	Very High
Glastonbury	Hartford	5202.01	Very High
Glastonbury	Hartford	5204	Very High
Granby	Hartford	4681.02	Very High
Granby	Hartford	4681.01	Very High
Greenwich	Fairfield	101.01	Very High
Greenwich	Fairfield	101.02	Very High
Greenwich	Fairfield	109	Very High
Greenwich	Fairfield	112	Very High
Greenwich	Fairfield	108	Very High
Greenwich	Fairfield	104	Very High
Greenwich	Fairfield	102.01	Very High

Town	County	Census Tract	Opportunity Level	Town	County	Census Tract	Opportunity Level
Durham	Middlesex	5851	Very High	Greenwich	Fairfield	103	Very High
East Granby	Hartford	4701	Very High	Greenwich	Fairfield	110	Very High
East Haddam	Middlesex	5951.02	High	Greenwich	Fairfield	102.02	Very High
East Lyme	New London	7161.02	Very High	Greenwich	Fairfield	111	Very High
East Lyme	New London	7161.01	High	Greenwich	Fairfield	113	High
Eastford	Windham	9022	High	Greenwich	Fairfield	107	High
Groton	New London	7026	Very High	New Canaan	Fairfield	351	Very High
Groton	New London	7021	Very High	New Canaan	Fairfield	354	Very High
Groton	New London	7028	High	New Canaan	Fairfield	353	Very High
Groton	New London	7030	High	New Canaan	Fairfield	352	Very High
Groton	New London	7024	High	New Fairfield	Fairfield	2202	High
Guilford	New Haven	1903.02	Very High	New Fairfield	Fairfield	2201	High
Guilford	New Haven	1903.03	Very High	New Hartford	Litchfield	3061	Very High
Guilford	New Haven	1903.01	Very High	New Haven	New Haven	1419	High
Guilford	New Haven	1901	High	New Haven	New Haven	1428	High
Guilford	New Haven	1902	High	Newington	Hartford	4943	High
Haddam	Middlesex	5901	Very High	Newington	Hartford	4946	High
Hamden	New Haven	1652	Very High	Newington	Hartford	4945	High
Hamden	New Haven	1654	High	Newtown	Fairfield	2305.01	Very High
Hamden	New Haven	1657	High	Newtown	Fairfield	2305.02	Very High
Hamden	New Haven	1653	High	Newtown	Fairfield	2303	Very High
Hamden	New Haven	1659	High	Newtown	Fairfield	2304	Very High
Hamden	New Haven	1660.02	High	Newtown	Fairfield	2301	Very High
Hamden	New Haven	1658.02	High	Newtown	Fairfield	2302	Very High
Harwinton	Litchfield	2984	Very High	North Branford	New Haven	1862	Very High
Hebron	Tolland	5261.02	Very High	North Branford	New Haven	1861	High
Hebron	Tolland	5261.01	Very High	North Haven	New Haven	1671	High
Kent	Litchfield	2661	Very High	North Stonington	New London	7071	Very High
Killingworth	Middlesex	6401	Very High	Norwalk	Fairfield	436	High
Lebanon	New London	8701	High	Norwalk	Fairfield	446	High
Ledyard	New London	7012	High	Norwalk	Fairfield	428	High
Ledyard	New London	7011	High	Norwalk	Fairfield	435	High
Lisbon	New London	7101	High	Norwalk	Fairfield	431	High
Litchfield	Litchfield	3005	High	Norwalk	Fairfield	439	High
Litchfield	Litchfield	3004	High	Norwalk	Fairfield	425	High
Lyme	New London	6501	Very High	Norwalk	Fairfield	429	High
Madison	New Haven	1942.01	Very High	Norwich	New London	6963	High
Madison	New Haven	1942.02	Very High	Old Lyme	New London	6601.01	Very High
Madison	New Haven	1941	High	Orange	New Haven	1571	Very High
Mansfield	Tolland	8811	Very High	Orange	New Haven	1574	Very High
Mansfield	Tolland	8815	Very High	Orange	New Haven	1573	Very High
Mansfield	Tolland	8812	High	Orange	New Haven	1572	Very High
Mansfield	Tolland	8813	High	Oxford	New Haven	3461.01	Very High
Marlborough	Hartford	5241	Very High	Oxford	New Haven	3461.02	Very High
Middlebury	New Haven	3441	Very High	Pomfret	Windham	9025	High
Middlebury	New Haven	3442	Very High	Portland	Middlesex	5601	High
Middlefield	Middlesex	5801	High	Preston	New London	7001	High

Town	County	Census Tract	Opportunity Level	Town	County	Census Tract	Opportunity Level
Middletown	Middlesex	5422	High	Prospect	New Haven	3472	High
Milford	New Haven	1506	High	Prospect	New Haven	3471	High
Milford	New Haven	1509	High	Redding	Fairfield	2401	Very High
Milford	New Haven	1511	High	Redding	Fairfield	2402	Very High
Milford	New Haven	1507	High	Ridgefield	Fairfield	2453	Very High
Monroe	Fairfield	1001	Very High	Ridgefield	Fairfield	2456	Very High
Monroe	Fairfield	1003	Very High	Ridgefield	Fairfield	2452	Very High
Monroe	Fairfield	1002	Very High	Ridgefield	Fairfield	2455	Very High
Montville	New London	6952.02	High	Ridgefield	Fairfield	2451	Very High
Montville	New London	8705.01	High	Ridgefield	Fairfield	2454	Very High
Morris	Litchfield	3031	High	Rocky Hill	Hartford	5242	High
Rocky Hill	Hartford	4903.02	High	Stonington	New London	7051.01	High
Roxbury	Litchfield	2681	Very High	Stonington	New London	7054	High
Salem	New London	7151	High	Stonington	New London	7052	High
Scotland	Windham	8250	High	Stonington	New London	7053	High
Shelton	Fairfield	1105	Very High	Stamford	Fairfield	210	High
Shelton	Fairfield	1103.01	High	Stamford	Fairfield	212	High
Shelton	Fairfield	1103.02	High	Stamford	Fairfield	203	High
Shelton	Fairfield	1102.02	High	Stamford	Fairfield	204	High
Shelton	Fairfield	1104	High	Stamford	Fairfield	206	High
Shelton	Fairfield	1106	High	Stamford	Fairfield	202	High
Simsbury	Hartford	4661.01	Very High	Stamford	Fairfield	205	High
Simsbury	Hartford	4664	Very High	Stamford	Fairfield	207	Very High
Simsbury	Hartford	4663	Very High	Stamford	Fairfield	208	Very High
Simsbury	Hartford	4661.02	Very High	Stamford	Fairfield	211	High
Simsbury	Hartford	4662.02	Very High	Stamford	Fairfield	213	High
Simsbury	Hartford	4662.01	High	Stratford	Fairfield	805	High
Somers	Tolland	5382.02	High	Stratford	Fairfield	812	High
South Windsor	Hartford	4871	Very High	Stratford	Fairfield	813	High
South Windsor	Hartford	4875	Very High	Stratford	Fairfield	808	High
South Windsor	Hartford	4872.02	Very High	Stratford	Fairfield	811	High
South Windsor	Hartford	4873	High	Suffield	Hartford	4771.01	Very High
South Windsor	Hartford	4872.01	High	Suffield	Hartford	4771.02	High
South Windsor	Hartford	4874	High	Suffield	Hartford	4772	High
Southbury	New Haven	3481.22	Very High	Thomaston	Litchfield	3491	High
Southbury	New Haven	3481.11	High	Tolland	Tolland	5331.01	Very High
Southington	Hartford	4303.01	Very High	Tolland	Tolland	5331.02	Very High
Southington	Hartford	4302.02	Very High	Trumbull	Fairfield	905	Very High
Southington	Hartford	4305	Very High	Trumbull	Fairfield	906	Very High
Southington	Hartford	4302.01	High	Trumbull	Fairfield	907	Very High
Southington	Hartford	4306.02	High	Trumbull	Fairfield	903	Very High
Southington	Hartford	4303.02	High	Trumbull	Fairfield	901	Very High
Southington	Hartford	4302.03	High	Trumbull	Fairfield	902	Very High
Southbury	New Haven	3481.25	High	Trumbull	Fairfield	904	High
Southbury	New Haven	3481.23	High	Wallingford	New Haven	1760	High
Southbury	New Haven	3481.24	High	Wallingford	New Haven	1755	High
Stamford	Fairfield	224	High	Wallingford	New Haven	1758	High

Town	County	Census Tract	Opportunity Level
Washington	Litchfield	2671	High
Waterford	New London	6933	High
Waterford	New London	6935	High
Waterford	New London	6936	High
Watertown	Litchfield	3602	High
West Hartford	Hartford	4963	Very High
West Hartford	Hartford	4976	Very High
West Hartford	Hartford	4971	Very High
West Hartford	Hartford	4975	Very High
West Hartford	Hartford	4974	Very High
West Hartford	Hartford	4977	Very High
West Hartford	Hartford	4966	Very High
West Hartford	Hartford	4973	Very High
West Hartford	Hartford	4972	Very High
West Hartford	Hartford	4965	Very High
West Hartford	Hartford	4964	Very High
West Hartford	Hartford	4970	Very High
West Hartford	Hartford	4968	High
West Hartford	Hartford	4967	High
West Hartford	Hartford	4962	High
Westbrook	Middlesex	6801	High
Weston	Fairfield	551	Very High
Weston	Fairfield	552	Very High
Westport	Fairfield	503	Very High
Westport	Fairfield	501	Very High

Town	County	Census Tract	Opportunity Level
Westport	Fairfield	502	Very High
Westport	Fairfield	504	High
Westport	Fairfield	505	High
Westport	Fairfield	506	High
Wethersfield	Hartford	4925	Very High
Wethersfield	Hartford	4926	High
Wethersfield	Hartford	4924	High
Wethersfield	Hartford	4922	High
Wethersfield	Hartford	4921	High
Willington	Tolland	8401	High
Wilton	Fairfield	451.02	Very High
Wilton	Fairfield	453	Very High
Wilton	Fairfield	451.01	Very High
Wilton	Fairfield	452	Very High
Wilton	Fairfield	454	Very High
Windsor	Hartford	4735.01	High
Windsor	Hartford	4735.02	High
Windsor	Hartford	4736.01	High
Wolcott	New Haven	3611	High
Wolcott	New Haven	3612	High
Woodbridge	New Haven	1601	Very High
Woodbridge	New Haven	1602	Very High
Woodbury	Litchfield	3621.02	High
Woodbury	Litchfield	3621.01	High

Appendix E – Proposed Language

Sec. 8-39. Definitions. The following terms, wherever used or referred to in this chapter, shall have the following respective meanings, unless a different meaning clearly appears from the context:

- (a) “Area of operation” includes the municipality in which a housing authority is created under the provisions of this chapter and may include a neighboring municipality, provided the governing body of such neighboring municipality agrees by proper resolution to the extension of the area of operation to include such neighboring municipality.
- (b) “Expanded Area of Operation” includes high and very high opportunity census tracts in the state of Connecticut, as designated pursuant to section 8-348, any part of which is within 30 miles of the housing authority’s municipal borders.

“Reasonable Accommodation Expanded Area of Operation” includes the entire state of Connecticut and may be employed by a housing authority when providing a reasonable accommodation to a person with a disability under any of the following laws or related regulations: the federal Fair Housing Act, 42 U.S.C. §§ 3601, *et seq.*, Section 504 of the Rehabilitation Act, 29 U.S.C. §§ 701 *et seq.*, the Americans with Disabilities Act, 42 U.S.C. §§ 12131 *et seq.*, and CGS Sec. 46a-64b.

[RENUMBER BELOW]

- (c) “Authority” or “housing authority” means any of the public corporations created by section 8-40, and the Connecticut Housing Authority when exercising the rights, powers, duties or privileges of, or subject to the immunities or limitations of, housing authorities pursuant to section 8-121.
- (d) “Bonds” means any bonds, including refunding bonds, notes, interim certificates, debentures or other obligations issued by the authority pursuant to this chapter.
- (e) “Clerk” means the clerk of the particular city, borough or town for which a particular housing authority is created.
- (f) “Families of low income” means families who lack the amount of income which is necessary, as determined by the authority undertaking the housing project, to enable them, without financial assistance, to live in decent, safe and sanitary dwellings, without overcrowding.
- (g) “Families of low and moderate income” means families who lack the amount of income which is necessary, as determined by the Commissioner of Housing, to enable them to rent or purchase moderate cost housing without financial assistance as provided by this part and parts II and III of this chapter.

(h) "Federal government" includes the United States of America, the federal emergency administration of public works or any other agency or instrumentality, corporate or otherwise, of the United States of America.

(i) "Governing body" means, for towns having a town council, the council; for other towns, the selectmen; for cities, the common council or other similar body of officials; and for boroughs, the warden and burgesses.

(j) "Housing project" means any work or undertaking (1) to demolish, clear or remove buildings from any slum area, which work or undertaking may embrace the adaptation of such area to public purposes, including parks or other recreational or community purposes; or (2) to provide decent, safe and sanitary urban or rural dwellings, apartments or other living accommodations for families of low or moderate income, which work or undertaking may include buildings, land, equipment, facilities and other real or personal property for necessary, convenient or desirable appurtenances, streets, sewers, water service, parks, site preparation, gardening, administrative, community, recreational, commercial or welfare purposes and may include the acquisition and rehabilitation of existing dwelling units or structures to be used for moderate or low rental units; or (3) to accomplish a combination of the foregoing. The term "housing project" also may be applied to the planning of the buildings and improvements, the acquisition of property, the demolition of existing structures, the construction, reconstruction, alteration and repair of the improvements and all other work in connection therewith and may include the reconstruction, rehabilitation, alteration, or major repair of existing buildings or improvements which were undertaken pursuant to parts II and VI of this chapter.

(k) "Mayor" means, for cities, the mayor and, for boroughs, the warden.

(l) "Moderate rental" means a rental which, as determined by an authority with the concurrence of the Commissioner of Housing, is below the level at which private enterprise is currently building a needed volume of safe and sanitary dwellings for rental in the locality involved; and "moderate rental housing project" means a housing project, receiving state aid in the form of loans or grants, for families unable to pay more than moderate rental. Such project may include the reconstruction, rehabilitation, alteration, or major repair of existing buildings or improvements which were undertaken pursuant to parts II or VI of this chapter.

(m) "Municipality" means any city, borough or town. "The municipality" means the particular municipality for which a particular housing authority is created.

(n) "Obligee of the authority" or "obligee" includes any bondholder, trustee or trustees for any bondholders, or lessor demising to the authority property used in connection with a housing project, or any assignee or assignees of such lessor's interest or any part thereof, and the state or federal government when it is a party to any contract with the authority.

(o) "Real property" includes all lands, including improvements and fixtures thereon, and property of any nature appurtenant thereto, or used in connection therewith, and every estate, interest and

right, legal or equitable, therein, including terms for years and liens by way of judgment, mortgage or otherwise and the indebtedness secured by such liens.

(p) "Rent" means the entire amount paid to an authority for any dwelling unit.

(q) "Shelter rent" means rent less any charges made by an authority for water, heat, gas and electricity.

(q) "Slum" means any area where dwellings predominate which, by reason of dilapidation, overcrowding, faulty arrangement or design, lack of ventilation, light or sanitary facilities, or any combination of these factors, are detrimental to safety, health and morals.

(r) "State public body" means any city, borough, town, municipal corporation, district or other subdivision of the state.

(s) "Veteran" has the meaning assigned by section 27-103 and includes any officer of the United States Public Health Service detailed by proper authority to duty with any of the armed forces and the spouse or widow or widower of such veteran, provided such veteran shall have served for a period of ninety days or more in time of war after December 7, 1941, and shall have resided in this state at any time continuously for two years.

(t) "Family" means a household consisting of one or more persons.

(u) "Eligible developer" or "developer" means (1) a nonprofit corporation; (2) any business corporation incorporated pursuant to chapter 601 or any predecessor statutes thereto, having as one of its purposes the construction, rehabilitation, ownership or operation of housing, and having articles of incorporation approved by the commissioner in accordance with regulations adopted pursuant to section 8-79a or 8-84; (3) any partnership, limited partnership, joint venture, trust, limited liability company or association having as one of its purposes the construction, rehabilitation, ownership or operation of housing, and having basic documents of organization approved by the commissioner in accordance with regulations adopted pursuant to section 8-79a or 8-84; (4) a housing authority; (5) a family or person approved by the commissioner as qualified to own, construct, rehabilitate, manage and maintain housing under a mortgage loan made or insured under an agreement entered into pursuant to the provisions of this chapter; or (6) a municipal developer.

(v) "Mortgage" means a mortgage deed, deed of trust, or other instrument which shall constitute a lien, whether first or second, on real estate or on a leasehold under a lease having a remaining term, at the time such mortgage is acquired, which does not expire for at least that number of years beyond the maturity date of the obligation secured by such mortgage as is equal to the number of years remaining until the maturity date of such obligation.

(w) "Nonprofit corporation" means a nonprofit corporation incorporated pursuant to chapter 602 or any predecessor statutes thereto, having as one of its purposes the construction, rehabilitation, ownership or operation of housing and having articles of incorporation approved by the Commissioner of Housing in accordance with regulations adopted pursuant to section 8-79a or 8-84.

(x) "Municipal developer" means a municipality, as defined in subsection (l) of this section, which has not declared by resolution a need for a housing authority pursuant to section 8-40, acting by and through its legislative body, except that in any town in which a town meeting or representative town meeting is the legislative body, "municipal developer" means the board of selectmen if such board is authorized to act as the municipal developer by the town meeting or representative town meeting.

Sec. 8-40. Creation of housing authorities. In each municipality of the state there is created a public body corporate and politic to be known as the "housing authority" of the municipality; provided such authority shall not transact any business or exercise its powers hereunder until the governing body of the municipality by resolution declares that there is need for a housing authority in the municipality, provided it shall find (1) that insanitary or unsafe inhabited dwelling accommodations exist in the municipality or (2) that there is a shortage of safe or sanitary dwelling accommodations in the municipality available to families of low income at rentals they can afford or (3) that there is a shortage of safe or sanitary dwelling accommodations in the municipality available to families of moderate income at rentals they can afford. In determining whether dwelling accommodations are unsafe or insanitary, said governing body may take into consideration the degree of overcrowding, the percentage of land coverage, the light, air, space and access available to the inhabitants of such dwelling accommodations, the size and arrangement of the rooms, the sanitary facilities and the extent to which conditions exist in such buildings which endanger life or property by fire or other causes. The governing bodies of two or more municipalities may create a regional housing authority, which shall have all the powers, duties and responsibilities conferred upon housing authorities by this chapter and chapter 130. The area of operation of such authority shall include the municipalities for which such authority is created. Such authority shall act through a board of commissioners composed of two representatives from each municipality appointed for terms of four years in the manner provided in section 8-41. Any housing authority may opt to adopt an expanded area of operation.

Sec. 8-44b. Housing authority police force. (a) Any housing authority created by section 8-40 shall have the power to establish a housing authority police force, the members of which shall be employees of such housing authority and shall be known as housing authority police officers. Housing authority police officers shall be appointed by the local board, agency or person empowered to appoint municipal police officers, subject to approval of the housing authority. The requirements for appointment as a police officer in the municipality in which the housing authority is located, except for age and physical qualifications, shall be mandatory for housing authority police officers in such municipality. No person shall be appointed to such housing authority police force unless he has been awarded a certificate attesting to his successful completion of an approved municipal police basic training program, as provided in section 7-294e. The initial appointment shall be for a probationary term upon completion of which the appointing authority may promote such probationary officers to permanent status; provided such promotion shall be in accordance with procedures applicable to municipal police officers in the municipality and shall be made subject to the approval of the housing authority. Housing authority police officers shall have and exercise the powers and authority conferred upon municipal police officers and shall be subject to the ultimate

supervision and control of the chief of police of the municipality in which the housing authority operates.

(b) Notwithstanding the provisions of subsection (a) of this section, any housing authority police force which existed prior to October 1, 1970, pursuant to Title 1 of Public Law 89-754, 80 Stat. 1255, the Demonstration Cities and Metropolitan Development Act of 1966, and which, for any reason, does not constitute a housing authority police force pursuant to subsection (a) of this section, shall constitute a housing authority police force pursuant to this subsection and the members of such police forces may exercise the powers granted to such members pursuant to this subsection. The members of such police force may act, at the expense of the municipality, as special police officers upon property owned or managed by any housing authority. Such special police officers: (1) May arrest, without previous complaint and warrant, any person for any offense in their jurisdiction, when such person is taken or apprehended in the act or on the speedy information of others; (2) when in the immediate pursuit of one who may be arrested under the provisions of this subsection, may pursue such offender outside of their jurisdiction into any part of the municipality to effect an arrest; (3) shall be peace officers as defined in subdivision (9) of section 53a-3; (4) shall have the authority to serve criminal process within their jurisdiction; (5) shall, when on duty, wear a uniform, distinct in color from that worn by the police officers of the municipality; (6) shall, when on duty, wear in plain view a shield, distinct in shape from that worn by the police officers of the municipality which shall bear the words "special police"; (7) shall complete a forty-hour basic training program provided by the municipality within one hundred eighty days of June 27, 1983; (8) shall take an oath of office.

(c) Housing authorities shall not have the power to establish or maintain a housing authority police force in an expanded area of operation.

Sec. 8-50. Eminent domain. An authority shall have the right to acquire by the exercise of the power of eminent domain any real property which it deems necessary for its purposes under this chapter after the adoption by it of a resolution declaring that the acquisition of such real property described therein is necessary for such purposes. An authority, in its own name and at its own expense and cost, may prefer a petition and exercise the power of eminent domain in the manner provided in section 48-12 and acts supplementary thereto. Property already devoted to a public use may be acquired, provided no real property belonging to the municipality, the state or any political subdivision thereof may be acquired without its consent. Any housing authority may opt to adopt an expanded area of operation or a reasonable accommodation expanded area of operation.