

Sec. 8-365-1. Definitions

- (a) "Adjusted gross income" means the gross income less allowable deductions.
- (b) "Commissioner" means the Commissioner of Housing.
- (c) "Department" means the Connecticut Department of Housing.
- (d) "Dwelling unit" means any house or building, or portion thereof, which is rented, leased or hired out to be occupied, or is occupied as a home or residence by one or more persons.
- (e) "Family" means a household consisting of one or more persons.
- (f) "Financial assistance" means grants authorized under Section 8-365 of the Connecticut General Statutes.
- (g) "Gross income" means the annual aggregate income from all sources of all family members, residing in the dwelling unit.
- (h) "Housing project" or "project" means any work or undertaking to provide decent, safe and sanitary dwelling units for families of low and moderate income, which may include the planning of buildings and improvements, the acquisition of property, site preparation, the demolition or rehabilitation of existing structures or the construction of new buildings.
- (i) "Low and moderate income families" means families who lack the amount of income which is necessary, as determined by the Commissioner, to enable them, without financial assistance, to live in decent, safe, and sanitary dwellings, without overcrowding.
- (j) "Major building component" means either roof structures; ceilings; wall or floor structures; foundations; plumbing, heating or electrical systems.
- (k) "Majority of tenants" means more than fifty percent (50%) of the families residing in a rental housing project financed in whole or in part by a municipal housing trust fund program.
- (l) "Municipality" means any city, borough or town.
- (m) "Private person" means any individual, private company, corporation, society or association.
- (n) "Program" means a municipal housing trust fund program created by a municipality pursuant to Section 8-365 of the Connecticut General Statutes.
- (o) "Rent" means all periodic payments to be paid under a rental agreement.
- (p) "Rental agreement" means all agreements written or oral, and valid rules and regulations adopted under Section 47a-9 of the Connecticut General Statutes embodying the terms and conditions concerning the use and occupancy of a dwelling unit and premises.
- (q) "Substantial Rehabilitation" means repairs, replacements and improvements:
 - (1) the cost of which exceeds 15% of the property's value after completion of all repairs, replacements and improvements; or
 - (2) that include the replacement of at least one major building component.
- (r) "Tenant" means the person(s) entitled under a rental agreement to occupy a dwelling unit to the exclusion of others or as is otherwise defined by law.
- (s) "Trust fund" means a fund established by a municipality as authorized under Section 8-365 of the Connecticut General Statutes for the purposes of establishing a municipal housing trust fund program.
- (t) "Utility allowance" means the average monthly allowance as determined by the

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Commissioner for a person or family for heat and other utilities, excluding telephone, which is not supplied or paid for by the owner of the dwelling unit.

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