



Ned Lamont
Governor

STATE OF CONNECTICUT DEPARTMENT OF HOUSING



Seila Mosquera-Bruno
Commissioner

January 6, 2025

Legislative Regulation Review Committee
Room 011, State Capitol
Hartford, CT 06106
Attn: Catherine M. Thomas, Committee Administrator

RE: Fair Housing Regulations (PR2022-033)

Dear Ms. Thomas:

In accordance with section 4-170(b) of the Connecticut General Statutes, the Connecticut Department of Housing hereby electronically submits to the Committee our above referenced proposed regulation bearing the approval of the Attorney General as to legal sufficiency issued November 27, 2024. This submission to your Committee has been prepared in the format mandated by your Committee in rules issued on January 24, 2023.

The proposed regulation modifies and updates fair housing requirements to be consistent with current law and to eliminate housing practices with potentially discriminatory impact. The proposed regulation sets forth (1) the requirements of an affirmative fair marketing program, plan, and process, (2) compliance procedures in connection with affirmative fair housing marketing, (3) guidelines governing the application process for housing opportunities, (4) the process for creating and maintaining waitlists, including the requirement to generate such waitlists by means of a random lottery method, (5) requirements governing the selection of tenants, including a tenant selection plan, eligibility review, the process for an applicant to challenge an eligibility preference, and the application of preferences to the tenant selection process. In addition, the proposed regulation consolidates all regulations relating to affirmatively furthering fair housing, waitlists and tenant selection in one place in order to make it clear and easy to understand the full universe of fair housing-related regulations and to ensure consistency among all housing opportunities.

The Fiscal Note prepared in accordance with section 4-168 of the Connecticut General Statutes has been available for review within the eRegulations System since August 21, 2023. The proposed regulation was properly posted to the eRegulations System, and a comment period ran from August 21, 2023 to September 22, 2023. No public comments were received regarding this proposed regulation, so no Response to Comments document was drafted. A Notice of Decision was posted to the eRegulations System on October 2, 2023.

If you have any questions concerning this proposed regulation, please do not hesitate to contact me at amy.filotto@ct.gov or (860) 270-8062. Thank you.

Sincerely,

Amy JK Filotto

Amy J.K. Filotto
Legal Program Director