



General Assembly

January Session, 2025

Proposed Bill No. 6342

LCO No. 3375



Referred to Committee on HOUSING

Introduced by:

REP. GAUTHIER, 38th Dist.

REP. SWEET, 91st Dist.

REP. SHANNON, 117th Dist.

REP. MENAPACE, 37th Dist.

REP. HUGHES, 135th Dist.

***AN ACT ESTABLISHING A HOUSING DEVELOPMENT AUTHORITY
TO PROMOTE PERMANENT AFFORDABLE HOUSING.***

Be it enacted by the Senate and House of Representatives in General Assembly convened:

- 1 That the general statutes be amended to establish a Housing
- 2 Development Authority to (1) acquire and develop real estate to create
- 3 and maintain a stock of permanent, sustainable affordable housing,
- 4 including single and multifamily dwelling units, with robust tenant
- 5 protection, (2) develop a stock of permanently affordable, quality,
- 6 publicly financed and climate-resilient housing that is shielded from
- 7 market speculation, (3) finance real estate acquisition or convey
- 8 residential property to public housing authorities, nonprofit entities,
- 9 common interest communities, local government and community land
- 10 trusts, (4) cap rents for units financed under this section at twenty-five
- 11 per cent of a household's adjusted gross income with a maximum of a
- 12 three per cent increase per year, (5) ensure permanently affordable

13 social housing, (6) allow individuals to purchase homes under shared
14 equity models and provide relief to mortgage borrowers at risk of
15 foreclosure due to market instability or economic distress, and (7)
16 provide groups of tenants first right of refusal to purchase their
17 property.

Statement of Purpose:

To establish a Housing Development Authority to promote permanent affordable housing.