



General Assembly

January Session, 2025

Raised Bill No. 7112

LCO No. 5554



Referred to Committee on HOUSING

Introduced by:
(HSG)

***AN ACT CONCERNING HOUSING AND HOMELESSNESS AND THE
RENTAL ASSISTANCE PROGRAM.***

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

1 Section 1. (*Effective from passage*) The majority leaders' roundtable
2 group on affordable housing, established pursuant to section 2-139 of
3 the general statutes, shall conduct a study concerning the feasibility and
4 potential benefits of establishing and funding an Affordable Housing
5 Real Estate Investment Trust for the purpose of acquiring housing units
6 for long-term retention as affordable housing through deed restrictions
7 in order to reduce the cost of deed-restricted affordable units in the state.
8 Not later than January 1, 2026, the roundtable group shall submit a
9 report, in accordance with the provisions of section 11-4a of the general
10 statutes, on its findings and any recommendations to the joint standing
11 committee of the General Assembly having cognizance of matters
12 relating to housing.

13 Sec. 2. (*Effective from passage*) (a) There is established a task force to
14 conduct a study of the feasibility and potential benefits of providing a
15 housing opportunity tax credit to landlords who offer housing to

16 formerly incarcerated individuals that would be (1) applicable against
17 any state income tax owed by a landlord, and (2) equal to twenty-five
18 per cent of the rental income a landlord receives from any tenant who is
19 a formerly incarcerated individual. The task force shall consider the
20 following in its study:

21 (A) The potential impact of such tax credit on the availability of
22 housing for formerly incarcerated individuals;

23 (B) The potential financial benefits to landlords who provide housing
24 to formerly incarcerated individuals;

25 (C) The potential impact of such tax credit on recidivism rates of
26 formerly incarcerated individuals and the potential financial benefits to
27 the state resulting from any such reduced recidivism rates;

28 (D) The potential administrative costs associated with implementing
29 the tax credit program; and

30 (E) The best practices for implementing a housing opportunity tax
31 credit program.

32 (b) The task force shall consist of the following members:

33 (1) One appointed by the speaker of the House of Representatives,
34 who is a formerly incarcerated individual;

35 (2) One appointed by the president pro tempore of the Senate, who is
36 a representative of a nonprofit entity that provides housing services;

37 (3) One appointed by the majority leader of the House of
38 Representatives;

39 (4) One appointed by the majority leader of the Senate;

40 (5) One appointed by the minority leader of the House of
41 Representatives, who is a landlord;

42 (6) One appointed by the minority leader of the Senate, who is a
43 representative of a nonprofit entity that provides services to formerly
44 incarcerated individuals;

45 (7) The Commissioner of Housing, or the commissioner's designee;

46 (8) The Commissioner of Revenue Services, or the commissioner's
47 designee; and

48 (9) The Commissioner of Correction, or the commissioner's designee.

49 (c) Any member of the task force appointed under subdivision (1),
50 (2), (3), (4), (5) or (6) of subsection (b) of this section may be a member
51 of the General Assembly.

52 (d) All initial appointments to the task force shall be made not later
53 than thirty days after the effective date of this section. Any vacancy shall
54 be filled by the appointing authority.

55 (e) The speaker of the House of Representatives and the president pro
56 tempore of the Senate shall select the chairpersons of the task force from
57 among the members of the task force. Such chairpersons shall schedule
58 the first meeting of the task force, which shall be held not later than sixty
59 days after the effective date of this section.

60 (f) The administrative staff of the joint standing committee of the
61 General Assembly having cognizance of matters relating to housing
62 shall serve as administrative staff of the task force.

63 (g) Not later than January 1, 2026, the task force shall submit a report
64 on its findings and recommendations to the joint standing committee of
65 the General Assembly having cognizance of matters relating to housing,
66 in accordance with the provisions of section 11-4a of the general statutes.
67 The task force shall terminate on the date that it submits such report or
68 January 1, 2026, whichever is later.

69 Sec. 3. Section 7-246 of the general statutes is repealed and the

70 following is substituted in lieu thereof (*Effective October 1, 2025*):

71 (a) Any municipality may, by ordinance, designate its legislative
72 body, except where the legislative body is the town meeting, or any
73 existing board or commission, or create a new board or commission to
74 be designated, as the water pollution control authority for such
75 municipality. Any municipality located within the district of a regional
76 water authority or regional sewer district established under an act of the
77 General Assembly may designate such water authority or sewer district
78 as the water pollution control authority for such municipality, with all
79 of the powers set forth in this chapter for water pollution control
80 authorities, provided such water authority or sewer district agrees to
81 such designation. If a new board or commission is created, the
82 municipality shall, by ordinance, determine the number of members
83 thereof, their compensation, if any, whether such members shall be
84 elected or appointed, the method of their appointment, if appointed,
85 and removal and their terms of office, which shall be so arranged that
86 not more than one-half of such terms shall expire within any one year.
87 The water pollution control authority of the town within which there is
88 a city or borough shall not exercise any power within such city or
89 borough without the express consent of such city or borough, except
90 that such consent shall not be required for any action taken to comply
91 with a pollution abatement order issued by the Commissioner of Energy
92 and Environmental Protection.

93 (b) Each municipal water pollution control authority designated in
94 accordance with this section may prepare and periodically update a
95 water pollution control plan for the municipality. Such plan shall
96 designate and delineate the boundary of: (1) Areas served by any
97 municipal sewerage system; (2) areas where municipal sewerage
98 facilities are planned and the schedule of design and construction
99 anticipated or proposed; (3) areas where sewers are to be avoided; (4)
100 areas served by any community sewerage system not owned by a
101 municipality; (5) areas to be served by any proposed community
102 sewerage system not owned by a municipality; and (6) areas to be

103 designated as decentralized wastewater management districts. Such
104 plan may designate and delineate specific allocations of capacity to
105 serve areas that are able to be developed for residential or mixed-use
106 buildings containing four or more dwelling units. Such plan shall also
107 describe the means by which municipal programs are being carried out
108 to avoid community pollution problems and describe any programs
109 wherein the local director of health manages subsurface sewage
110 disposal systems. The authority shall file a copy of the plan and any
111 periodic updates of such plan with the Commissioner of Energy and
112 Environmental Protection and shall manage or ensure the effective
113 supervision, management, control, operation and maintenance of any
114 community sewerage system or decentralized wastewater management
115 district not owned by a municipality.

116 (c) (1) In any municipality in which single-family homes constitute
117 not less than fifty per cent of such municipality's housing stock, any
118 municipal water pollution control plan prepared by the water pollution
119 control authority of the municipality shall specify such municipality's
120 plan for providing sewer service to promote the development of
121 housing opportunities consistent with subdivisions (4) to (6), inclusive,
122 of subsection (b) of section 8-2, including such municipality's (A)
123 existing and planned sewer service area or areas, (B) existing or planned
124 lots that allow for use as multifamily housing, and (C) allocations for
125 specific daily sewage flow rates that may provide infrastructure to
126 support the development of multifamily housing. The water pollution
127 control authority of any municipality described in this subdivision shall
128 post such municipal water pollution control plan on the Internet web
129 site of such municipality.

130 (2) Any water pollution control plan described in subdivision (1) of
131 this subsection may be incorporated into such municipality's affordable
132 housing plan adopted pursuant to section 8-30j or plan of conservation
133 and development adopted pursuant to section 8-23.

134 (3) Each such water pollution control plan shall be submitted to the

135 Secretary of the Office of Policy and Management. Any municipality
136 with a water pollution control plan that creates a realistic possibility, as
137 determined by the Secretary of the Office of Policy and Management, to
138 provide sewer service to support the development of housing in
139 conformance with the provisions of subparagraphs (C), (H) and (J) of
140 subdivision (2) of subsection (b) of section 8-2 and subdivisions (4) to
141 (6), inclusive, of subsection (b) of section 8-2, shall be eligible for funding
142 from the sustainable and equitable infrastructure support program
143 established pursuant to subdivision (d) of this section. The secretary
144 shall post each water pollution control plan submitted pursuant to this
145 subdivision on the Internet web site of the Office of Policy and
146 Management.

147 (d) The Secretary of the Office of Policy and Management shall,
148 within available appropriations, establish and administer the
149 sustainable and equitable infrastructure support program. Pursuant to
150 such program, the secretary shall provide grants to (1) any eligible
151 developer of an affordable housing development for costs relating to
152 sewerage system connection fees; (2) any eligible developer of an
153 affordable housing development for costs relating to any infrastructure
154 improvements to a municipal sewerage system necessary to support
155 such development; (3) any municipality determined to be eligible by the
156 secretary pursuant to subdivision (3) of subsection (c) of this section to
157 support sewer infrastructure development and expansion and technical
158 assistance concerning municipal sewer expansion, including sewer
159 infrastructure improvement and expansion grant writing; and (4) any
160 municipality seeking to update such municipality's water pollution
161 control plan to conform with the requirements of subsection (c) of this
162 section, in the form of a one-time planning grant not exceeding thirty-
163 five thousand dollars per municipality. Funds from the program shall
164 be awarded by the secretary, at the secretary's discretion, on a
165 competitive basis, with priority given to developers or municipalities
166 based on (A) the cost efficiency of a proposed development, (B) for a
167 municipality, the percentage of a municipality's housing stock that will

168 be served by the municipality's water pollution control plan, and (C) for
169 a municipality, the extent to which such plan advances the purposes of
170 subparagraphs (C), (H) and (I) of subdivision (2) of subsection (b) of
171 section 8-2 and subdivisions (4) to (6), inclusive, of subsection (b) of
172 section 8-2.

173 [(c)] (e) Any municipal sewer authority in existence prior to October
174 1, 1978, shall be deemed to be the water pollution control authority of
175 such municipality unless the legislative body of the municipality, by
176 ordinance, determines otherwise, and such water pollution control
177 authority shall be deemed the successor to such sewer authority for all
178 of the purposes of this chapter. All acts of any such sewer authorities
179 from October 1, 1978, to June 1, 1979, are validated. The provisions of
180 this subsection shall not apply to any action pending in any court or any
181 right of appeal under this chapter existing on June 1, 1979.

182 Sec. 4. Subsection (d) of section 8-2 of the general statutes is repealed
183 and the following is substituted in lieu thereof (*Effective October 1, 2025*):

184 (d) Zoning regulations adopted pursuant to subsection (a) of this
185 section shall not:

186 (1) (A) Prohibit the operation in a residential zone of any family child
187 care home or group child care home located in a residence, or (B) require
188 any special zoning permit or special zoning exception for such
189 operation;

190 (2) (A) Prohibit the use of receptacles for the storage of items
191 designated for recycling in accordance with section 22a-241b or require
192 that such receptacles comply with provisions for bulk or lot area, or
193 similar provisions, except provisions for side yards, rear yards and front
194 yards; or (B) unreasonably restrict access to or the size of such
195 receptacles for businesses, given the nature of the business and the
196 volume of items designated for recycling in accordance with section 22a-
197 241b, that such business produces in its normal course of business,
198 provided nothing in this section shall be construed to prohibit such

199 regulations from requiring the screening or buffering of such receptacles
200 for aesthetic reasons;

201 (3) Impose conditions and requirements on manufactured homes,
202 including mobile manufactured homes, having as their narrowest
203 dimension twenty-two feet or more and built in accordance with federal
204 manufactured home construction and safety standards or on lots
205 containing such manufactured homes, including mobile manufactured
206 home parks, if those conditions and requirements are substantially
207 different from conditions and requirements imposed on (A) single-
208 family dwellings; (B) lots containing single-family dwellings; or (C)
209 multifamily dwellings, lots containing multifamily dwellings, cluster
210 developments or planned unit developments;

211 (4) (A) Prohibit the continuance of any nonconforming use, building
212 or structure existing at the time of the adoption of such regulations; (B)
213 require a special permit or special exception for any such continuance;
214 (C) provide for the termination of any nonconforming use solely as a
215 result of nonuse for a specified period of time without regard to the
216 intent of the property owner to maintain that use; or (D) terminate or
217 deem abandoned a nonconforming use, building or structure unless the
218 property owner of such use, building or structure voluntarily
219 discontinues such use, building or structure and such discontinuance is
220 accompanied by an intent to not reestablish such use, building or
221 structure. The demolition or deconstruction of a nonconforming use,
222 building or structure shall not by itself be evidence of such property
223 owner's intent to not reestablish such use, building or structure;

224 (5) Prohibit the installation, in accordance with the provisions of
225 section 8-1bb, of temporary health care structures for use by mentally or
226 physically impaired persons if such structures comply with the
227 provisions of said section, unless the municipality opts out in
228 accordance with the provisions of subsection (j) of said section;

229 (6) Prohibit the operation in a residential zone of any cottage food

230 operation, as defined in section 21a-62b;

231 (7) Establish for any dwelling unit a minimum floor area that is
232 greater than the minimum floor area set forth in the applicable building,
233 housing or other code;

234 (8) Place a fixed numerical or percentage cap on the number of
235 dwelling units that constitute multifamily housing over four units,
236 middle housing or mixed-use development that may be permitted in the
237 municipality;

238 (9) Require more than one parking space for each studio or one-
239 bedroom dwelling unit or more than two parking spaces for each
240 dwelling unit with two or more bedrooms, unless the municipality opts
241 out in accordance with the provisions of section 8-2p; [or]

242 (10) Be applied to deny any land use application, including for any
243 site plan approval, special permit, special exception or other zoning
244 approval, on the basis of (A) a district's character, unless such character
245 is expressly articulated in such regulations by clear and explicit physical
246 standards for site work and structures, or (B) the immutable
247 characteristics, source of income or income level of any applicant or end
248 user, other than age or disability whenever age-restricted or disability-
249 restricted housing may be permitted; or

250 (11) Require a lot size of greater than one acre for the construction of
251 a residence.

252 Sec. 5. (NEW) (*Effective October 1, 2025*) (a) For the purposes of this
253 section, "hostile architecture" means any building or structure that is
254 designed or intended to prevent a person experiencing homelessness
255 from sitting or lying on the building or structure at street level, provided
256 "hostile architecture" does not include design elements intended to
257 prevent individuals from skateboarding or rollerblading or to prevent
258 vehicles from entering certain areas.

259 (b) No municipality shall install or construct hostile architecture in
 260 any publicly accessible building or on any publicly accessible real
 261 property owned by the municipality.

262 Sec. 6. (NEW) (*Effective from passage*) The Commissioners of Housing,
 263 Mental Health and Addiction Services and Children and Families shall
 264 annually collect data regarding youth and young adults eighteen to
 265 twenty-four years of age, inclusive, who are lesbian, gay, bisexual, queer
 266 or another sexual orientation or gender identity. Such data shall include,
 267 but need not be limited to (1) the number of such youth and young
 268 adults in the care of the Departments of Housing, Mental Health and
 269 Addiction Services and Children and Families, (2) the age at which such
 270 youth and young adults are exiting the services provided by such
 271 departments, and (3) the destinations for such youth and young adults
 272 after exiting such services. Not later than January 1, 2026, and annually
 273 thereafter, the commissioners shall submit a report on such data, in
 274 accordance with the provisions of section 11-4a of the general statutes,
 275 on such data to the joint standing committee of the General Assembly
 276 having cognizance of matters relating to housing, public health, children
 277 and human services.

278 Sec. 7. (*Effective from passage*) The majority leaders' roundtable group
 279 on affordable housing, established pursuant to section 2-139 of the
 280 general statutes, shall conduct a study concerning the feasibility and
 281 potential benefits of providing funding to individuals who renovate
 282 properties in areas with low appraisal values for the difference of the
 283 cost of renovating such property and the price such property is sold for
 284 when such difference results in a net loss for the individual. Not later
 285 than January 1, 2026, the roundtable group shall submit a report, in
 286 accordance with the provisions of section 11-4a of the general statutes,
 287 on its findings and any recommendations to the joint standing
 288 committee of the General Assembly having cognizance of matters
 289 relating to housing.

290 Sec. 8. Section 8-345 of the general statutes is repealed and the

291 following is substituted in lieu thereof (*Effective October 1, 2025*):

292 (a) As used in this section, "housing" or "housing unit" means any
293 house or building, or portion thereof, that is occupied, designed to be
294 occupied, or rented, leased or hired out to be occupied, exclusively as a
295 home or residence of one or more persons. The Commissioner of
296 Housing shall implement and administer a program of rental assistance
297 for low-income families living in privately-owned rental housing. For
298 the purposes of this section, a low-income family is one whose income
299 does not exceed fifty per cent of the median family income for the area
300 of the state in which such family lives, as determined by the
301 commissioner.

302 (b) Housing eligible for participation in the program shall comply
303 with applicable state and local health, housing, building and safety
304 codes.

305 (c) In addition to an element in which rental assistance certificates are
306 made available to qualified tenants, to be used in eligible housing which
307 such tenants are able to locate, the program may include a housing
308 support element in which rental assistance for tenants is linked to
309 participation by the property owner in other municipal, state or federal
310 housing repair, rehabilitation or financing programs. The commissioner
311 shall use rental assistance under this section so as to encourage the
312 preservation of existing housing and the revitalization of
313 neighborhoods or the creation of additional rental housing.

314 (d) The commissioner may designate a portion of the rental assistance
315 available under the program for tenant-based and project-based
316 supportive housing units. To the extent practicable rental assistance for
317 supportive housing shall adhere to the requirements of the federal
318 Housing Choice Voucher Program, 42 USC 1437f(o), relative to
319 calculating the tenant's share of the rent to be paid.

320 (e) The commissioner shall administer the program under this section
321 to promote housing choice for certificate holders and encourage racial

322 and economic integration. The commissioner shall affirmatively seek to
 323 expend all funds appropriated for the program on an annual basis
 324 without regard to population limitation established in prior years. The
 325 commissioner shall establish maximum rent levels for each municipality
 326 or zip code area in a manner that promotes the use of the program in all
 327 [municipalities, provided, if the fair market rent established for a
 328 housing unit under the federal Housing Choice Voucher Program, 42
 329 USC 1437f(o), is greater than such maximum allowable rent established
 330 for such housing unit, such fair market rent shall apply for such housing
 331 unit] zip code areas, as calculated by the United States Department of
 332 Housing and Urban Development pursuant to 24 CFR 888.113, or, if
 333 such data is not available, calculated to allow access to fifty per cent of
 334 units rented in the zip code area over the prior year. If there is a
 335 reduction of voucher values in a zip code area as a result of such
 336 calculation, the commissioner shall not reduce the voucher value for a
 337 program participant who resides in a unit in such zip code area on or
 338 before October 1, 2025 if such participant chooses to stay in such unit.
 339 On or before October 1, 2026, and annually thereafter, the commissioner
 340 shall post on the department's Internet web site a report containing a
 341 census tract-level analysis of where rental assistance households with
 342 children reside relative to census tract poverty levels and shall adjust
 343 voucher values above levels indicated in such report if necessary to
 344 ensure access to housing in all zip code areas.

345 (f) Any certificate issued pursuant to this section may be used for
 346 housing in any municipality in the state. The commissioner shall inform
 347 certificate holders that a certificate may be used in any municipality and,
 348 to the extent practicable, the commissioner shall assist certificate holders
 349 in finding housing in the municipality of their choice.

350 (g) Except as provided in subsection (h) of this section, any inspection
 351 required by the commissioner to determine if a housing unit is eligible
 352 for participation in the program shall be conducted not more than five
 353 business days after a certificate holder submits a request for the
 354 approval of such unit to the commissioner. If the commissioner denies

355 such approval after an inspection because of defects in such unit, and
356 the owner of such unit certifies to the commissioner that such defects
357 have been corrected, the commissioner shall conduct a reinspection of
358 such unit not later than three business days after such certification by
359 the owner.

360 (h) The commissioner may allow the owner of a housing unit to
361 certify that such unit is eligible for participation in the program and a
362 tenant may occupy such unit pending the results of any required
363 inspection of such unit by the commissioner.

364 ~~[(f)]~~ (i) Nothing in this section shall give any person a right to
365 continued receipt of rental assistance at any time that the program is not
366 funded.

367 ~~[(g)]~~ (j) The commissioner shall adopt regulations in accordance with
368 the provisions of chapter 54 to carry out the purposes of this section. The
369 regulations shall establish maximum income eligibility guidelines for
370 such rental assistance and criteria for determining the amount of rental
371 assistance which shall be provided to eligible families.

372 ~~[(h)]~~ (k) Any person aggrieved by a decision of the commissioner or
373 the commissioner's agent pursuant to the program under this section
374 shall have the right to a hearing in accordance with the provisions of
375 section 8-37gg.

376 Sec. 9. (*Effective from passage*) The majority leaders' roundtable group
377 on affordable housing, established pursuant to section 2-139 of the
378 general statutes, shall conduct a study concerning the feasibility and
379 potential benefits of establishing a (1) rental savings account program
380 that establishes rental savings accounts that are similar to a health
381 savings accounts, and (2) tax credit for rent payments in order to assist
382 tenants in the state. Not later than January 1, 2026, the roundtable group
383 shall submit a report, in accordance with the provisions of section 11-4a
384 of the general statutes, on its findings and any recommendations to the
385 joint standing committee of the General Assembly having cognizance of

386 matters relating to housing.

387 Sec. 10. (*Effective from passage*) The majority leaders' roundtable group
 388 on affordable housing, established pursuant to section 2-139 of the
 389 general statutes, shall study the feasibility and potential benefits of
 390 establishing extreme temperature protocols in order to protect persons
 391 experiencing homelessness. Not later than January 1, 2026, the
 392 roundtable group shall submit a report, in accordance with the
 393 provisions of section 11-4a of the general statutes, on its findings and
 394 any recommendations to the joint standing committee of the General
 395 Assembly having cognizance of matters relating to housing.

396 Sec. 11. (*Effective July 1, 2025*) (a) For the purposes described in
 397 subsection (b) of this section, the State Bond Commission shall have the
 398 power from time to time to authorize the issuance of bonds of the state
 399 in one or more series and in principal amounts not exceeding in the
 400 aggregate ____ dollars.

401 (b) The proceeds of the sale of such bonds, to the extent of the amount
 402 stated in subsection (a) of this section, shall be used by the Department
 403 of Housing for a housing choice voucher homeownership program, the
 404 purpose of which shall be to provide grants-in-aid to housing
 405 authorities that have established and administer a housing choice
 406 voucher homeownership program pursuant to 24 CFR 982.625 to 24 CFR
 407 982.643, inclusive, or any housing authority that seeks to establish such
 408 program.

409 (c) Any housing authority that administers a housing choice voucher
 410 homeownership program may apply for grant-in-aid pursuant to this
 411 section to the Commissioner of Housing in a form and manner
 412 prescribed by the commissioner, who may further prescribe additional
 413 technical or procurement requirements as a condition of receiving any
 414 such grant-in-aid.

415 (d) All provisions of section 3-20 of the general statutes, or the
 416 exercise of any right or power granted thereby, that are not inconsistent

417 with the provisions of this section are hereby adopted and shall apply
 418 to all bonds authorized by the State Bond Commission pursuant to this
 419 section. Temporary notes in anticipation of the money to be derived
 420 from the sale of any such bonds so authorized may be issued in
 421 accordance with section 3-20 of the general statutes and from time to
 422 time renewed. Such bonds shall mature at such time or times not
 423 exceeding twenty years from their respective dates as may be provided
 424 in or pursuant to the resolution or resolutions of the State Bond
 425 Commission authorizing such bonds. None of such bonds shall be
 426 authorized except upon a finding by the State Bond Commission that
 427 there has been filed with it a request for such authorization that is signed
 428 by or on behalf of the Secretary of the Office of Policy and Management
 429 and states such terms and conditions as said commission, in its
 430 discretion, may require. Such bonds issued pursuant to this section shall
 431 be general obligations of the state and the full faith and credit of the state
 432 of Connecticut are pledged for the payment of the principal of and
 433 interest on such bonds as the same become due, and accordingly and as
 434 part of the contract of the state with the holders of such bonds,
 435 appropriation of all amounts necessary for punctual payment of such
 436 principal and interest is hereby made, and the State Treasurer shall pay
 437 such principal and interest as the same become due.

438 Sec. 12. Section 32-285a of the general statutes is repealed and the
 439 following is substituted in lieu thereof (*Effective July 1, 2025*):

440 (a) As used in this section:

441 (1) "Administrative costs" means the costs paid or incurred by the
 442 administrator of the Community Investment Fund 2030 Board
 443 established under subsection (b) of this section, including, but not
 444 limited to, allocated staff costs and other out-of-pocket costs attributable
 445 to the administration and operation of the board;

446 (2) "Administrator" means the Commissioner of Economic and
 447 Community Development, or the commissioner's designee;

448 (3) "Eligible project" means:

449 (A) A project proposed by a municipality, community development
450 corporation or nonprofit organization, for the purpose of promoting
451 economic or community development in the municipality or a
452 municipality served by such corporation or organization, such as
453 brownfield remediation, affordable housing, establishment of or
454 improvements to water and sewer infrastructure to support smaller
455 scale economic development, pedestrian safety and traffic calming
456 improvements, establishment of or improvements to energy resiliency
457 or clean energy projects and land acquisition, capital projects to
458 construct, rehabilitate or renovate public facilities such as libraries and
459 senior centers and to facilitate or enhance home rehabilitation programs;
460 and

461 (B) Such project furthers consistent and systematic fair, just and
462 impartial treatment of all individuals, including individuals who belong
463 to underserved and marginalized communities that have been denied
464 such treatment, such as Black, Latino and indigenous and Native
465 American persons; Asian Americans and Pacific Islanders and other
466 persons of color; members of religious minorities; lesbian, gay, bisexual,
467 transgender and queer persons and other persons comprising the
468 LGBTQ+ community; persons who live in rural areas; and persons
469 otherwise adversely affected by persistent poverty or inequality; and

470 (4) "Municipality" means a municipality designated as a public
471 investment community pursuant to section 7-545 or as an alliance
472 district pursuant to section 10-262u.

473 (b) (1) There is established a Community Investment Fund 2030
474 Board, which shall be within the Department of Economic and
475 Community Development. The board shall consist of the following
476 members:

477 (A) The speaker of the House of Representatives and the president
478 pro tempore of the Senate;

479 (B) The majority leader of the House of Representatives, the majority
480 leader of the Senate, the minority leader of the House of Representatives
481 and the minority leader of the Senate;

482 (C) One appointed by the speaker of the House of Representatives
483 and one appointed by the president pro tempore of the Senate, each of
484 whom shall be a member of the Black and Puerto Rican Caucus of the
485 General Assembly;

486 (D) The two chairpersons of the general bonding subcommittee of the
487 joint standing committee of the General Assembly having cognizance of
488 matters relating to finance, revenue and bonding;

489 (E) Two appointed by the Governor; and

490 (F) The Secretary of the Office of Policy and Management, the
491 Attorney General, the Treasurer, the Comptroller, the Secretary of the
492 State and the Commissioners of Economic and Community
493 Development, Administrative Services, Social Services and Housing, or
494 their designees.

495 (2) All initial appointments shall be made not later than sixty days
496 after June 30, 2021. The terms of the members appointed by the
497 Governor shall be coterminous with the term of the Governor or until
498 their successors are appointed, whichever is later. Any vacancy in
499 appointments shall be filled by the appointing authority. Any vacancy
500 occurring other than by expiration of term shall be filled for the balance
501 of the unexpired term.

502 (3) Notwithstanding any provision of the general statutes, it shall not
503 constitute a conflict of interest for a trustee, director, partner, officer,
504 stockholder, proprietor, counsel or employee of any person to serve as
505 a member of the board, provided such trustee, director, partner, officer,
506 stockholder, proprietor, counsel or employee abstains and absents
507 himself or herself from any deliberation, action and vote by the board in
508 specific respect to such person. The members appointed by the

509 Governor shall be deemed public officials and shall adhere to the code
510 of ethics for public officials set forth in chapter 10.

511 (4) The speaker of the House of Representatives and the president pro
512 tempore of the Senate shall serve as the chairpersons of the board and
513 shall schedule the first meeting of the board, which shall be held not
514 later than January 1, 2022. The board shall meet at least quarterly.

515 (5) Eleven members of the board shall constitute a quorum for the
516 transaction of any business.

517 (6) The members of the board shall serve without compensation, but
518 shall, within the limits of available funds, be reimbursed for expenses
519 necessarily incurred in the performance of their duties.

520 (7) The board shall have the following powers and duties: (A) To
521 review eligible projects to be recommended to the Governor under
522 subsection (c) of this section for approval; (B) to establish bylaws to
523 govern its procedures; (C) to review and provide comments to the
524 Department of Economic and Community Development on projects
525 funded through the state's Economic Action Plan as provided under
526 section 32-4p; and (D) to perform such other acts as may be necessary
527 and appropriate to carry out its duties described in this section.

528 (8) The administrator shall hire such employee or employees as may
529 be necessary to assist the board to carry out its duties described in this
530 section.

531 (c) (1) The Community Investment Fund 2030 Board shall establish
532 an application and review process with guidelines and terms for funds
533 provided from the bond proceeds under subsection (d) of this section
534 for eligible projects. Such funds shall be used for costs related to an
535 eligible project recommended by the board and approved by the
536 Governor pursuant to this subsection but shall not be used to pay or to
537 reimburse the administrator for administrative costs under this section.
538 The Department of Economic and Community Development shall pay

539 for administrative costs within available appropriations.

540 (2) The chairpersons of the board shall notify the chief elected official
541 of each municipality when the application and review process has been
542 established and shall publicize the availability of any funds available
543 under this section. Each such official or any community development
544 corporation or nonprofit organization may submit an application to the
545 board requesting funds for an eligible project. The board shall meet to
546 consider applications submitted and determine which, if any, the board
547 will recommend to the Governor for approval.

548 (3) (A) The board shall give priority to eligible projects (i) that are
549 proposed by a municipality that (I) has implemented local hiring
550 preferences pursuant to section 7-112, or (II) has or will leverage
551 municipal, private, philanthropic or federal funds for such project, (ii)
552 that have a project labor agreement or employ or will employ ex-
553 offenders or individuals with physical, intellectual or developmental
554 disabilities, and (iii) on and after the date the ten-year plan developed
555 under section 32-7z is submitted to the General Assembly, that are
556 included in such plan. The board shall give additional priority to an
557 application submitted by a municipality that includes a letter of support
558 for the proposed eligible project from a member or members of the
559 General Assembly in whose district the eligible project is or will be
560 located.

561 (B) In evaluating applications for an eligible project described in
562 subparagraph (A)(ii) of subdivision (3) of subsection (a) of this section,
563 the board shall (i) consider the impact of the eligible project on job
564 creation or retention in the municipality, (ii) consider the impact of the
565 eligible project on blighted properties in the municipality, and (iii)
566 consider the overall impact of the eligible project on the community.

567 (4) (A) Whenever the board deems it necessary or desirable, the
568 chairpersons of the board shall submit to the Governor a list of the
569 board's recommendations of eligible projects to be funded from bond

570 proceeds under subsection (d) of this section. The board may
571 recommend state funding for eligible projects, provided the total cost of
572 such recommendations shall not exceed one hundred seventy-five
573 million dollars in any fiscal year. Such list shall include, at a minimum
574 for each eligible project described in subparagraph (A) of subdivision
575 (3) of subsection (a) of this section, a description of such project, the
576 municipality in which such project is located, the amount of funds
577 sought for such project, any cost estimates for such project, any
578 schematics or plans for such project, the total estimated project costs and
579 the applicable fiscal year to which such disbursement will be attributed.

580 (B) The Governor shall review the eligible projects on the list and may
581 recommend changes to any eligible project on the list. The Governor
582 shall determine the most appropriate method of funding for each
583 eligible project and shall provide to the members of the board, in
584 writing, such determination for each eligible project on the list and the
585 reasons therefor. The board may reconsider at a future meeting any
586 eligible project for which the Governor recommends a change. Each
587 eligible project for which the Governor recommends the allocation of
588 bond funds shall be considered at a State Bond Commission meeting not
589 later than two months after the date such eligible project was submitted
590 to the Governor pursuant to subparagraph (A) of this subdivision.

591 (5) Funds for an eligible project approved under this section may be
592 administered on behalf of the board by a state agency, as determined by
593 the Secretary of the Office of Policy and Management, provided a
594 memorandum of understanding between the administrator of the
595 Community Investment Fund 2030 Board and the state, acting by and
596 through the Secretary of the Office of Policy and Management, has been
597 entered into with respect to such funds and project.

598 (6) Not later than August 31, 2023, the board shall submit a report, in
599 accordance with the provisions of section 11-4a, to the General
600 Assembly, the Black and Puerto Rican caucus of the General Assembly,
601 the Auditors of Public Accounts and the Governor, for the preceding

602 fiscal year, that includes (A) a list of the eligible projects recommended
 603 by the board and approved by the Governor pursuant to this section, (B)
 604 the total amount of funds provided for such eligible projects, (C) for
 605 each such eligible project, a description of the project and the amounts
 606 and terms of the funds provided, (D) the status of the project and any
 607 balance remaining of the allocated funds, and (E) any other information
 608 the board deems relevant or necessary. The board shall submit such
 609 report annually for each fiscal year in which the funds specified in
 610 subparagraph (A) of subdivision (3) of this subsection are disbursed for
 611 eligible projects.

612 (7) The Auditors of Public Accounts shall audit, on a biennial basis,
 613 all eligible projects funded under this section and shall report their
 614 findings to the Governor, the Secretary of the Office of Policy and
 615 Management and the General Assembly.

616 (d) (1) The State Bond Commission may authorize the issuance of
 617 bonds of the state, in accordance with the provisions of section 3-20, in
 618 principal amounts not exceeding in the aggregate [eight hundred] one
 619 billion seventy-five million dollars. The amount authorized for the
 620 issuance and sale of such bonds in each of the following fiscal years shall
 621 not exceed the following corresponding amount for each such fiscal
 622 year, except that, to the extent the State Bond Commission does not
 623 provide for the use of all or a portion of such amount in any such fiscal
 624 year, such amount not provided for shall be carried forward and added
 625 to the authorized amount for the next succeeding fiscal year, and
 626 provided further, the costs of issuance and capitalized interest, if any,
 627 may be added to the capped amount in each fiscal year, and each of the
 628 authorized amounts shall be effective on July first of the fiscal year
 629 indicated as follows:

T1	Fiscal Year Ending June 30,	Amount
T2	2023	\$175,000,000
T3	2024	175,000,000
T4	2025	175,000,000

T5	2026	[175,000,000] <u>275,000,000</u>
T6	2027	[175,000,000] <u>275,000,000</u>
T7	Total	[\$875,000,000] <u>\$1,075,000,000</u>

630 (2) The proceeds of the sale of bonds set forth in this subsection shall
631 be used for the purpose of funding eligible projects for which the
632 Governor has determined under subsection (c) of this section that bond
633 funding is appropriate and that no other bond authorization is available,
634 provided:

635 (A) For the fiscal year ending June 30, 2026, one hundred million
636 dollars of such proceeds shall be used for affordable housing projects,
637 fifty million of which shall be used for any such projects with project
638 labor agreements; and

639 (B) For the fiscal year ending June 30, 2027, one hundred million
640 dollars of such proceeds shall be used for affordable housing projects,
641 fifty million of which shall be used for any such projects with project
642 labor agreements.

643 (e) (1) Upon the agreement of the Governor and the Community
644 Investment Fund 2030 Board, and subsequent to the adoption of a
645 resolution by the General Assembly affirming the reauthorization of the
646 board and the program provided for under this section, the State Bond
647 Commission may authorize the issuance of bonds of the state, in
648 accordance with the provisions of section 3-20, in principal amounts not
649 exceeding in the aggregate one billion [two] five hundred fifty million
650 dollars. The amount authorized for the issuance and sale of such bonds
651 in each of the following fiscal years shall not exceed the following
652 corresponding amount for each such fiscal year, except that, to the
653 extent the State Bond Commission does not provide for the use of all or
654 a portion of such amount in any such fiscal year, such amount not
655 provided for shall be carried forward and added to the authorized

656 amount for the next succeeding fiscal year, and provided further, the
 657 costs of issuance and capitalized interest, if any, may be added to the
 658 capped amount in each fiscal year, and each of the authorized amounts
 659 shall be effective on July first of the fiscal year indicated as follows:

T8	Fiscal Year Ending June 30,	Amount
T9	2028	[\$250,000,000] \$350,000,000
T10	2029	[250,000,000] 350,000,000
T11	2030	[250,000,000] 350,000,000
T12	2031	250,000,000
T13	2032	250,000,000
T14	Total	[\$1,250,000,000] \$1,550,000,000

660 (2) The proceeds of the sale of bonds set forth in this subsection shall
 661 be used for the purpose of funding eligible projects for which the
 662 Governor has determined under subsection (c) of this section that bond
 663 funding is appropriate and that no other bond authorization is available,
 664 provide:

665 (A) For the fiscal year ending June 30, 2028, one hundred million
 666 dollars of such proceeds shall be used for affordable housing projects,
 667 fifty million of which shall be used for any such projects with project
 668 labor agreements;

669 (B) For the fiscal year ending June 30, 2029, one hundred million
 670 dollars of such proceeds shall be used for affordable housing projects,
 671 fifty million of which shall be used for any such projects with project
 672 labor agreements; and

673 (C) For the fiscal year ending June 30, 2030, one hundred million
 674 dollars of such proceeds shall be used for affordable housing projects,
 675 fifty million of which shall be used for any such projects with project
 676 labor agreements.

677 (f) All provisions of section 3-20, or the exercise of any right or power
 678 granted thereby, that are not inconsistent with the provisions of this
 679 section are hereby adopted and shall apply to all bonds authorized by
 680 the State Bond Commission pursuant to this section. Temporary notes
 681 in anticipation of the money to be derived from the sale of any such
 682 bonds so authorized may be issued in accordance with said section, and
 683 from time to time renewed. All bonds issued pursuant to this section
 684 shall be general obligations of the state and the full faith and credit of
 685 the state of Connecticut are pledged for the payment of the principal of
 686 and interest on said bonds as the same become due, and accordingly
 687 and as part of the contract of the state with the holders of said bonds,
 688 appropriation of all amounts necessary for punctual payment of such
 689 principal and interest is hereby made, and the Treasurer shall pay such
 690 principal and interest as the same become due.

691 Sec. 13. (NEW) (*Effective July 1, 2025*) (a) The Connecticut Housing
 692 Finance Authority shall, within available bond authorizations, develop
 693 and administer a middle housing development grant pilot program to
 694 support public housing authorities in expanding the availability of
 695 middle housing. The Connecticut Housing Finance Authority shall
 696 develop and issue a request for proposals from public housing
 697 authorities.

698 (b) The Connecticut Housing Finance Authority may award grants
 699 under the middle housing development grant pilot program to public
 700 housing authorities to provide assistance for predevelopment,
 701 construction or rehabilitation of middle housing developments or to
 702 provide assistance for a land or building acquisition for the purposes of
 703 developing middle housing developments.

704 Sec. 14. (*Effective July 1, 2025*) (a) For the purposes described in
 705 subsection (b) of this section, the State Bond Commission shall have the
 706 power from time to time to authorize the issuance of bonds of the state
 707 in one or more series and in principal amounts not exceeding in the
 708 aggregate fifty million dollars.

709 (b) The proceeds of the sale of such bonds, to the extent of the amount
 710 stated in subsection (a) of this section, shall be used by the Department
 711 of Housing for the Connecticut Housing Finance Authority to
 712 administer the middle housing development grant pilot program
 713 established pursuant to section 13 of this act.

714 (c) All provisions of section 3-20 of the general statutes, or the exercise
 715 of any right or power granted thereby, that are not inconsistent with the
 716 provisions of this section are hereby adopted and shall apply to all
 717 bonds authorized by the State Bond Commission pursuant to this
 718 section. Temporary notes in anticipation of the money to be derived
 719 from the sale of any such bonds so authorized may be issued in
 720 accordance with section 3-20 of the general statutes and from time to
 721 time renewed. Such bonds shall mature at such time or times not
 722 exceeding twenty years from their respective dates as may be provided
 723 in or pursuant to the resolution or resolutions of the State Bond
 724 Commission authorizing such bonds. None of such bonds shall be
 725 authorized except upon a finding by the State Bond Commission that
 726 there has been filed with it a request for such authorization that is signed
 727 by or on behalf of the Secretary of the Office of Policy and Management
 728 and states such terms and conditions as said commission, in its
 729 discretion, may require. Such bonds issued pursuant to this section shall
 730 be general obligations of the state and the full faith and credit of the state
 731 of Connecticut are pledged for the payment of the principal of and
 732 interest on such bonds as the same become due, and accordingly and as
 733 part of the contract of the state with the holders of such bonds,
 734 appropriation of all amounts necessary for punctual payment of such
 735 principal and interest is hereby made, and the State Treasurer shall pay
 736 such principal and interest as the same become due.

737 Sec. 15. (*Effective from passage*) The Commissioner of Social Services
 738 shall, within available appropriations, develop and administer a pilot
 739 program to provide portable showers and laundry facilities to persons
 740 experiencing homelessness. Such program shall be implemented in not
 741 fewer than three municipalities and shall provide not fewer than three

portable shower trailers and not fewer than three traveling laundry trucks. The commissioner may contract with one or more nonprofit organizations to administer the program. Not later than January 1, 2027, the commissioner shall submit a report on the pilot program, in accordance with the provisions of section 11-4a of the general statutes, to the joint standing committee of the General Assembly having cognizance of matters relating to housing. The pilot program shall terminate on January 1, 2027.

Sec. 16. (*Effective July 1, 2025*) (a) As used in this section:

(1) "Commissioner" means the Commissioner of Housing;

(2) "Direct rental assistance" means direct cash assistance transferred to a recipient for the purposes of securing or maintaining housing, including, but not limited to, assistance provided under any state-administered pilot program that evaluates alternatives to traditional housing or financial aid programs; and

(3) "Recipient" means an individual or household determined to be eligible for participation in the pilot program established in subsection (b) of this section.

(b) The commissioner shall, within available appropriations, establish a pilot program to provide recipients who are eligible for a state rental assistance program certificate and are currently on the federal Housing Choice Voucher Program, 42 USC 1497f(o) waiting list with direct rental assistance in lieu of a housing choice voucher. Such rental assistance shall not exceed the maximum rent levels established pursuant to section 8-345 of the general statutes, as amended by this act. The pilot program shall serve no more than one hundred fifty qualifying recipients. The commissioner, in consultation with the Commissioner of Social Services, shall ensure the funds received by recipients of direct rental assistance under the pilot program do not affect such recipient's eligibility for other state-administered assistance programs. The commissioner may contract with a third-party vendor to provide direct

773 rental assistance and gather any necessary data needed for
774 implementation of the program. The commissioner may apply for and
775 accept funds, including, but not limited to, grants, donations and any
776 other source of funding, from public or private entities, including
777 federal funding sources in order implement to provisions of this section.
778 Any funds received pursuant to this section and any appropriations
779 pertaining to the pilot program shall be used solely for the purposes set
780 forth in this section.

781 (c) The commissioner shall implement policies and procedures
782 necessary to administer the provisions of this section, provided the
783 commissioner holds a public hearing prior to implementing the policies
784 and procedures and post notice of intent to adopt regulations on the
785 department's Internet web site and the eRegulations System not later
786 than twenty days after the date of implementation. Such policies and
787 procedures shall include, but need not be limited to, criteria for the
788 issuance of direct rental assistance, guidance for public housing
789 authorities, necessary data sharing agreements and any other provisions
790 necessary to support the implementation of the program established in
791 subsection (b) of this section.

792 (d) Any data collected from a recipient pursuant to policies and
793 procedures adopted pursuant to subsection (c) of this section shall be
794 confidential and exempt from disclosure under the Freedom of
795 Information Act, except to the extent such information is included on an
796 aggregated basis in the report required by subsection (e) of this section.

797 (e) The commissioner shall submit a report on the pilot program, in
798 accordance with the provisions of section 11-4a of the general statutes,
799 to the joint standing committee of the General Assembly having
800 cognizance of matters relating to housing not later than July 1, 2028.
801 Such report shall include, but need not be limited to: (1) An analysis of
802 the number of recipients served by the pilot program disaggregated by
803 demographics, including household size, income level and housing
804 insecurity status, (2) the impact of the pilot program on recipients,

805 including any changes in housing stability, household income and
 806 access to employment or educational opportunities, (3) a cost-effective
 807 analysis comparing the pilot program to the federal Housing Choice
 808 Voucher Program, 42 USC 1497f(o), and the state rental assistance
 809 program, (4) any feedback from recipients and landlords participating
 810 in the pilot program, and (5) any recommendations for the continuation,
 811 expansion or modification of the pilot program.

812 (f) The pilot program shall terminate on July 1, 2029. At the
 813 conclusion of the pilot program, any recipient of direct rental assistance
 814 under the pilot program who is still in need of housing assistance shall
 815 either (1) be provided a rental assistance program certificate, if available,
 816 or (2) placed back on the federal Housing Choice Voucher Program, 42
 817 USC 1497f(o) waiting list.

818 (g) On and after July 1, 2029, cash, notes, receivables and all other
 819 assets, liabilities, appropriations, authorizations, allocations and
 820 attributers then pertaining to the pilot program shall be transferred to
 821 the rental assistance program established pursuant to section 8-345 of
 822 the general statutes, as amended by this act.

823 Sec. 17. (*Effective July 1, 2025*) The sum of ____ dollars is appropriated
 824 to the Department of Social Services from the General Fund, for the
 825 fiscal year ending June 30, 2026, for purposes of the pilot program
 826 established pursuant to section 15 of this act.

827 Sec. 18. (*Effective July 1, 2025*) The sum of ____ dollars is appropriated
 828 to the Department of Housing from the General Fund, for the fiscal year
 829 ending June 30, 2026, to provide grant-in-aid to Habitat for Humanity
 830 for the purpose of constructing affordable housing in the state.

831 Sec. 19. (*Effective July 1, 2025*) The sum of two million two hundred
 832 thirty thousand dollars is appropriated to the Department of Housing
 833 from the General Fund, for the fiscal year ending June 30, 2026, for the
 834 direct rental assistance pilot program established pursuant to section 16
 835 of this act.

836 Sec. 20. (Effective July 1, 2025) The sum of ____ dollars is appropriated
 837 to the Department of Social Services from the General Fund, for the
 838 fiscal year ending June 30, 2026, to provide grant-in-aid to local food
 839 pantries for the purpose of matching funds provided to such food
 840 pantries by municipalities.

This act shall take effect as follows and shall amend the following sections:		
Section 1	<i>from passage</i>	New section
Sec. 2	<i>from passage</i>	New section
Sec. 3	<i>October 1, 2025</i>	7-246
Sec. 4	<i>October 1, 2025</i>	8-2(d)
Sec. 5	<i>October 1, 2025</i>	New section
Sec. 6	<i>from passage</i>	New section
Sec. 7	<i>from passage</i>	New section
Sec. 8	<i>October 1, 2025</i>	8-345
Sec. 9	<i>from passage</i>	New section
Sec. 10	<i>from passage</i>	New section
Sec. 11	<i>July 1, 2025</i>	New section
Sec. 12	<i>July 1, 2025</i>	32-285a
Sec. 13	<i>July 1, 2025</i>	New section
Sec. 14	<i>July 1, 2025</i>	New section
Sec. 15	<i>from passage</i>	New section
Sec. 16	<i>July 1, 2025</i>	New section
Sec. 17	<i>July 1, 2025</i>	New section
Sec. 18	<i>July 1, 2025</i>	New section
Sec. 19	<i>July 1, 2025</i>	New section
Sec. 20	<i>July 1, 2025</i>	New section

Statement of Purpose:

To (1) establish a sewer system infrastructure support program, (2) prohibit requiring a lot size greater than one acre for construction of a residence, (3) prohibit a municipality from installing or constructing hostile architecture, (4) require the collection of data regarding LGBTQ youth and young adults, (5) modify the rental assistance program, (6) authorize bonding for municipalities administering a housing choice voucher home ownership program, (7) modify the Community Investment Fund to provide automatic bonding for affordable housing

projects, (8) establish a middle housing grant pilot program, (9) establish a pilot program to provide portable showers and laundry facilities to persons experiencing homelessness, (10) establish a direct rental assistance pilot program, and (11) require the majority leaders' roundtable to study (A) establishing an Affordable Housing Real Estate Trust, (B) providing funding to individuals renovating properties in areas with low appraisal values, (C) establishing rental savings accounts and rental tax credits, and (D) establishing extreme temperature protocols to protect persons experiencing homelessness.

[Proposed deletions are enclosed in brackets. Proposed additions are indicated by underline, except that when the entire text of a bill or resolution or a section of a bill or resolution is new, it is not underlined.]