



General Assembly

Substitute Bill No. 7112

January Session, 2025



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

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

135 (3) Each such water pollution control plan shall be submitted to the
136 Secretary of the Office of Policy and Management in addition to the
137 Commissioner of Energy and Environmental Protection. Any
138 municipality with a water pollution control plan that creates a realistic
139 possibility, as determined by the Secretary of the Office of Policy and
140 Management, to provide sewer service to support the development of
141 housing in conformance with the provisions of subparagraphs (C), (H)
142 and (I) of subdivision (2) of subsection (b) of section 8-2 and

143 subdivisions (4) to (6), inclusive, of subsection (b) of section 8-2, shall be
144 eligible for funding from the sustainable and equitable infrastructure
145 support program established pursuant to subsection (d) of this section.
146 The secretary shall post each water pollution control plan submitted
147 pursuant to this subdivision on the Internet web site of the Office of
148 Policy and Management.

149 (d) The Secretary of the Office of Policy and Management shall,
150 within available appropriations, establish and administer the
151 sustainable and equitable infrastructure support program. Pursuant to
152 such program, the secretary shall provide grants to (1) any eligible
153 developer of an affordable housing development for costs relating to
154 sewerage system connection fees; (2) any eligible developer of an
155 affordable housing development for costs relating to any infrastructure
156 improvements to a municipal sewerage system necessary to support
157 such development; (3) any municipality determined to be eligible by the
158 secretary pursuant to subdivision (3) of subsection (c) of this section to
159 support sewer infrastructure development and expansion and technical
160 assistance concerning municipal sewer expansion, including sewer
161 infrastructure improvement and expansion grant writing; and (4) any
162 municipality seeking to update such municipality's water pollution
163 control plan to conform with the requirements of subsection (c) of this
164 section, in the form of a one-time planning grant not exceeding thirty-
165 five thousand dollars per municipality. Funds from the program shall
166 be awarded by the secretary, at the secretary's discretion, on a
167 competitive basis, with priority given to developers or municipalities
168 based on (A) the cost efficiency of a proposed development, (B) for a
169 municipality, the percentage of a municipality's housing stock that will
170 be served by the municipality's water pollution control plan, and (C) for
171 a municipality, the extent to which such plan advances the purposes of
172 subparagraphs (C), (H) and (I) of subdivision (2) of subsection (b) of
173 section 8-2 and subdivisions (4) to (6), inclusive, of subsection (b) of
174 section 8-2.

175 [(c)] (e) Any municipal sewer authority in existence prior to October
176 1, 1978, shall be deemed to be the water pollution control authority of

177 such municipality unless the legislative body of the municipality, by
178 ordinance, determines otherwise, and such water pollution control
179 authority shall be deemed the successor to such sewer authority for all
180 of the purposes of this chapter. All acts of any such sewer authorities
181 from October 1, 1978, to June 1, 1979, are validated. The provisions of
182 this subsection shall not apply to any action pending in any court or any
183 right of appeal under this chapter existing on June 1, 1979.

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

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

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

192 (2) (A) Prohibit the use of receptacles for the storage of items
193 designated for recycling in accordance with section 22a-241b or require
194 that such receptacles comply with provisions for bulk or lot area, or
195 similar provisions, except provisions for side yards, rear yards and front
196 yards; or (B) unreasonably restrict access to or the size of such
197 receptacles for businesses, given the nature of the business and the
198 volume of items designated for recycling in accordance with section 22a-
199 241b, that such business produces in its normal course of business,
200 provided nothing in this section shall be construed to prohibit such
201 regulations from requiring the screening or buffering of such receptacles
202 for aesthetic reasons;

203 (3) Impose conditions and requirements on manufactured homes,
204 including mobile manufactured homes, having as their narrowest
205 dimension twenty-two feet or more and built in accordance with federal
206 manufactured home construction and safety standards or on lots
207 containing such manufactured homes, including mobile manufactured
208 home parks, if those conditions and requirements are substantially

209 different from conditions and requirements imposed on (A) single-
210 family dwellings; (B) lots containing single-family dwellings; or (C)
211 multifamily dwellings, lots containing multifamily dwellings, cluster
212 developments or planned unit developments;

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

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

231 (6) Prohibit the operation in a residential zone of any cottage food
232 operation, as defined in section 21a-62b;

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

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

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

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

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

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

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

264 Sec. 6. (NEW) (*Effective from passage*) The Commissioners of Housing,
265 Mental Health and Addiction Services and Children and Families shall
266 annually collect data regarding youth and young adults eighteen to
267 twenty-four years of age, inclusive, who are lesbian, gay, bisexual, queer
268 or another sexual orientation or gender identity. Such data shall include,
269 but need not be limited to (1) the number of such youth and young
270 adults in the care of the Departments of Housing, Mental Health and
271 Addiction Services and Children and Families, (2) the age at which such

272 youth and young adults are exiting the services provided by such
273 departments, and (3) the destinations for such youth and young adults
274 after exiting such services. Not later than January 1, 2026, and annually
275 thereafter, the commissioners shall submit a report on such data, in
276 accordance with the provisions of section 11-4a of the general statutes,
277 to the joint standing committees of the General Assembly having
278 cognizance of matters relating to housing, public health, children and
279 human services.

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

292 Sec. 8. (*Effective from passage*) The majority leaders' roundtable group
293 on affordable housing, established pursuant to section 2-139 of the
294 general statutes, shall conduct a study concerning the feasibility and
295 potential benefits of establishing a (1) rental savings account program
296 that establishes rental savings accounts that are similar to health savings
297 accounts, and (2) tax credit for rent payments in order to assist tenants
298 in the state. Not later than January 1, 2026, the roundtable group shall
299 submit a report, in accordance with the provisions of section 11-4a of the
300 general statutes, on its findings and any recommendations to the joint
301 standing committee of the General Assembly having cognizance of
302 matters relating to housing.

303 Sec. 9. (*Effective from passage*) The majority leaders' roundtable group
304 on affordable housing, established pursuant to section 2-139 of the

305 general statutes, shall study the feasibility and potential benefits of
306 establishing extreme temperature protocols in order to protect persons
307 experiencing homelessness. Not later than January 1, 2026, the
308 roundtable group shall submit a report, in accordance with the
309 provisions of section 11-4a of the general statutes, on its findings and
310 any recommendations to the joint standing committee of the General
311 Assembly having cognizance of matters relating to housing.

312 Sec. 10. (*Effective July 1, 2025*) (a) For the purposes described in
313 subsection (b) of this section, the State Bond Commission shall have the
314 power from time to time to authorize the issuance of bonds of the state
315 in one or more series and in principal amounts not exceeding in the
316 aggregate ____ dollars.

317 (b) The proceeds of the sale of such bonds, to the extent of the amount
318 stated in subsection (a) of this section, shall be used by the Department
319 of Housing for a housing choice voucher homeownership program, the
320 purpose of which shall be to provide grants-in-aid to housing
321 authorities that have established and administer a housing choice
322 voucher homeownership program pursuant to 24 CFR 982.625 to 24 CFR
323 982.643, inclusive, or any housing authority that seeks to establish such
324 program.

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

331 (d) All provisions of section 3-20 of the general statutes, or the
332 exercise of any right or power granted thereby, that are not inconsistent
333 with the provisions of this section are hereby adopted and shall apply
334 to all bonds authorized by the State Bond Commission pursuant to this
335 section. Temporary notes in anticipation of the money to be derived
336 from the sale of any such bonds so authorized may be issued in

337 accordance with section 3-20 of the general statutes and from time to
338 time renewed. Such bonds shall mature at such time or times not
339 exceeding twenty years from their respective dates as may be provided
340 in or pursuant to the resolution or resolutions of the State Bond
341 Commission authorizing such bonds. None of such bonds shall be
342 authorized except upon a finding by the State Bond Commission that
343 there has been filed with it a request for such authorization that is signed
344 by or on behalf of the Secretary of the Office of Policy and Management
345 and states such terms and conditions as said commission, in its
346 discretion, may require. Such bonds issued pursuant to this section shall
347 be general obligations of the state and the full faith and credit of the state
348 of Connecticut are pledged for the payment of the principal of and
349 interest on such bonds as the same become due, and accordingly and as
350 part of the contract of the state with the holders of such bonds,
351 appropriation of all amounts necessary for punctual payment of such
352 principal and interest is hereby made, and the State Treasurer shall pay
353 such principal and interest as the same become due.

354 Sec. 11. Section 32-285a of the general statutes is repealed and the
355 following is substituted in lieu thereof (*Effective July 1, 2025*):

356 (a) As used in this section:

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

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

364 (3) "Eligible project" means:

365 (A) A project proposed by a municipality, community development
366 corporation or nonprofit organization, for the purpose of promoting
367 economic or community development in the municipality or a

368 municipality served by such corporation or organization, such as
369 brownfield remediation, affordable housing, establishment of or
370 improvements to water and sewer infrastructure to support smaller
371 scale economic development, pedestrian safety and traffic calming
372 improvements, establishment of or improvements to energy resiliency
373 or clean energy projects and land acquisition, capital projects to
374 construct, rehabilitate or renovate public facilities such as libraries and
375 senior centers and to facilitate or enhance home rehabilitation programs;
376 and

377 (B) Such project furthers consistent and systematic fair, just and
378 impartial treatment of all individuals, including individuals who belong
379 to underserved and marginalized communities that have been denied
380 such treatment, such as Black, Latino and indigenous and Native
381 American persons; Asian Americans and Pacific Islanders and other
382 persons of color; members of religious minorities; lesbian, gay, bisexual,
383 transgender and queer persons and other persons comprising the
384 LGBTQ+ community; persons who live in rural areas; and persons
385 otherwise adversely affected by persistent poverty or inequality; and

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

389 (b) (1) There is established a Community Investment Fund 2030
390 Board, which shall be within the Department of Economic and
391 Community Development. The board shall consist of the following
392 members:

393 (A) The speaker of the House of Representatives and the president
394 pro tempore of the Senate;

395 (B) The majority leader of the House of Representatives, the majority
396 leader of the Senate, the minority leader of the House of Representatives
397 and the minority leader of the Senate;

398 (C) One appointed by the speaker of the House of Representatives

399 and one appointed by the president pro tempore of the Senate, each of
400 whom shall be a member of the Black and Puerto Rican Caucus of the
401 General Assembly;

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

405 (E) Two appointed by the Governor; and

406 (F) The Secretary of the Office of Policy and Management, the
407 Attorney General, the Treasurer, the Comptroller, the Secretary of the
408 State and the Commissioners of Economic and Community
409 Development, Administrative Services, Social Services and Housing, or
410 their designees.

411 (2) All initial appointments shall be made not later than sixty days
412 after June 30, 2021. The terms of the members appointed by the
413 Governor shall be coterminous with the term of the Governor or until
414 their successors are appointed, whichever is later. Any vacancy in
415 appointments shall be filled by the appointing authority. Any vacancy
416 occurring other than by expiration of term shall be filled for the balance
417 of the unexpired term.

418 (3) Notwithstanding any provision of the general statutes, it shall not
419 constitute a conflict of interest for a trustee, director, partner, officer,
420 stockholder, proprietor, counsel or employee of any person to serve as
421 a member of the board, provided such trustee, director, partner, officer,
422 stockholder, proprietor, counsel or employee abstains and absents
423 himself or herself from any deliberation, action and vote by the board in
424 specific respect to such person. The members appointed by the
425 Governor shall be deemed public officials and shall adhere to the code
426 of ethics for public officials set forth in chapter 10.

427 (4) The speaker of the House of Representatives and the president pro
428 tempore of the Senate shall serve as the chairpersons of the board and
429 shall schedule the first meeting of the board, which shall be held not

430 later than January 1, 2022. The board shall meet at least quarterly.

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

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

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

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

447 (c) (1) The Community Investment Fund 2030 Board shall establish
448 an application and review process with guidelines and terms for funds
449 provided from the bond proceeds under subsection (d) of this section
450 for eligible projects. Such funds shall be used for costs related to an
451 eligible project recommended by the board and approved by the
452 Governor pursuant to this subsection but shall not be used to pay or to
453 reimburse the administrator for administrative costs under this section.
454 The Department of Economic and Community Development shall pay
455 for administrative costs within available appropriations.

456 (2) The chairpersons of the board shall notify the chief elected official
457 of each municipality when the application and review process has been
458 established and shall publicize the availability of any funds available
459 under this section. Each such official or any community development
460 corporation or nonprofit organization may submit an application to the

461 board requesting funds for an eligible project. The board shall meet to
462 consider applications submitted and determine which, if any, the board
463 will recommend to the Governor for approval.

464 (3) (A) The board shall give priority to eligible projects (i) that are
465 proposed by a municipality that (I) has implemented local hiring
466 preferences pursuant to section 7-112, or (II) has or will leverage
467 municipal, private, philanthropic or federal funds for such project, (ii)
468 that have a project labor agreement or employ or will employ ex-
469 offenders or individuals with physical, intellectual or developmental
470 disabilities, and (iii) on and after the date the ten-year plan developed
471 under section 32-7z is submitted to the General Assembly, that are
472 included in such plan. The board shall give additional priority to an
473 application submitted by a municipality that includes a letter of support
474 for the proposed eligible project from a member or members of the
475 General Assembly in whose district the eligible project is or will be
476 located.

477 (B) In evaluating applications for an eligible project described in
478 subparagraph (A)(ii) of subdivision (3) of subsection (a) of this section,
479 the board shall (i) consider the impact of the eligible project on job
480 creation or retention in the municipality, (ii) consider the impact of the
481 eligible project on blighted properties in the municipality, and (iii)
482 consider the overall impact of the eligible project on the community.

483 (4) (A) Whenever the board deems it necessary or desirable, the
484 chairpersons of the board shall submit to the Governor a list of the
485 board's recommendations of eligible projects to be funded from bond
486 proceeds under subsection (d) of this section. The board may
487 recommend state funding for eligible projects, provided the total cost of
488 such recommendations shall not exceed one hundred seventy-five
489 million dollars in any fiscal year. Such list shall include, at a minimum
490 for each eligible project described in subparagraph (A) of subdivision
491 (3) of subsection (a) of this section, a description of such project, the
492 municipality in which such project is located, the amount of funds
493 sought for such project, any cost estimates for such project, any

494 schematics or plans for such project, the total estimated project costs and
495 the applicable fiscal year to which such disbursement will be attributed.

496 (B) The Governor shall review the eligible projects on the list and may
497 recommend changes to any eligible project on the list. The Governor
498 shall determine the most appropriate method of funding for each
499 eligible project and shall provide to the members of the board, in
500 writing, such determination for each eligible project on the list and the
501 reasons therefor. The board may reconsider at a future meeting any
502 eligible project for which the Governor recommends a change. Each
503 eligible project for which the Governor recommends the allocation of
504 bond funds shall be considered at a State Bond Commission meeting not
505 later than two months after the date such eligible project was submitted
506 to the Governor pursuant to subparagraph (A) of this subdivision.

507 (5) Funds for an eligible project approved under this section may be
508 administered on behalf of the board by a state agency, as determined by
509 the Secretary of the Office of Policy and Management, provided a
510 memorandum of understanding between the administrator of the
511 Community Investment Fund 2030 Board and the state, acting by and
512 through the Secretary of the Office of Policy and Management, has been
513 entered into with respect to such funds and project.

514 (6) Not later than August 31, 2023, the board shall submit a report, in
515 accordance with the provisions of section 11-4a, to the General
516 Assembly, the Black and Puerto Rican caucus of the General Assembly,
517 the Auditors of Public Accounts and the Governor, for the preceding
518 fiscal year, that includes (A) a list of the eligible projects recommended
519 by the board and approved by the Governor pursuant to this section, (B)
520 the total amount of funds provided for such eligible projects, (C) for
521 each such eligible project, a description of the project and the amounts
522 and terms of the funds provided, (D) the status of the project and any
523 balance remaining of the allocated funds, and (E) any other information
524 the board deems relevant or necessary. The board shall submit such
525 report annually for each fiscal year in which the funds specified in
526 subparagraph (A) of subdivision (3) of this subsection are disbursed for

527 eligible projects.

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

532 (d) (1) The State Bond Commission may authorize the issuance of
533 bonds of the state, in accordance with the provisions of section 3-20, in
534 principal amounts not exceeding in the aggregate [eight hundred] one
535 billion seventy-five million dollars. The amount authorized for the
536 issuance and sale of such bonds in each of the following fiscal years shall
537 not exceed the following corresponding amount for each such fiscal
538 year, except that, to the extent the State Bond Commission does not
539 provide for the use of all or a portion of such amount in any such fiscal
540 year, such amount not provided for shall be carried forward and added
541 to the authorized amount for the next succeeding fiscal year, and
542 provided further, the costs of issuance and capitalized interest, if any,
543 may be added to the capped amount in each fiscal year, and each of the
544 authorized amounts shall be effective on July first of the fiscal year
545 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>

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

551 (A) For the fiscal year ending June 30, 2026, one hundred million

dollars of such proceeds shall be used for affordable housing projects,
fifty million of which shall be used for any such projects with project
labor agreements; and

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

(e) (1) Upon the agreement of the Governor and the Community
Investment Fund 2030 Board, and subsequent to the adoption of a
resolution by the General Assembly affirming the reauthorization of the
board and the program provided for under this section, the State Bond
Commission may authorize the issuance of bonds of the state, in
accordance with the provisions of section 3-20, in principal amounts not
exceeding in the aggregate one billion [two] five hundred fifty million
dollars. The amount authorized for the issuance and sale of such bonds
in each of the following fiscal years shall not exceed the following
corresponding amount for each such fiscal year, except that, to the
extent the State Bond Commission does not provide for the use of all or
a portion of such amount in any such fiscal year, such amount not
provided for shall be carried forward and added to the authorized
amount for the next succeeding fiscal year, and provided further, the
costs of issuance and capitalized interest, if any, may be added to the
capped amount in each fiscal year, and each of the authorized amounts
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] <u>\$350,000,000</u>
T10	2029	[250,000,000] <u>350,000,000</u>
T11	2030	[250,000,000] <u>350,000,000</u>
T12	2031	250,000,000
T13	2032	250,000,000
T14	Total	[\$1,250,000,000] <u>\$1,550,000,000</u>

(2) The proceeds of the sale of bonds set forth in this subsection shall
be used for the purpose of funding eligible projects for which the

578 Governor has determined under subsection (c) of this section that bond
579 funding is appropriate and that no other bond authorization is available,
580 provided:

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

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

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

593 (f) All provisions of section 3-20, or the exercise of any right or power
594 granted thereby, that are not inconsistent with the provisions of this
595 section are hereby adopted and shall apply to all bonds authorized by
596 the State Bond Commission pursuant to this section. Temporary notes
597 in anticipation of the money to be derived from the sale of any such
598 bonds so authorized may be issued in accordance with said section, and
599 from time to time renewed. All bonds issued pursuant to this section
600 shall be general obligations of the state and the full faith and credit of
601 the state of Connecticut are pledged for the payment of the principal of
602 and interest on said bonds as the same become due, and accordingly
603 and as part of the contract of the state with the holders of said bonds,
604 appropriation of all amounts necessary for punctual payment of such
605 principal and interest is hereby made, and the Treasurer shall pay such
606 principal and interest as the same become due.

607 Sec. 12. (NEW) (*Effective July 1, 2025*) (a) The Connecticut Housing
608 Finance Authority shall, within available bond authorizations, develop
609 and administer a middle housing development grant pilot program to

610 support public housing authorities in expanding the availability of
611 middle housing. The Connecticut Housing Finance Authority shall
612 develop and issue a request for proposals from public housing
613 authorities.

614 (b) The Connecticut Housing Finance Authority may award grants
615 under the middle housing development grant pilot program to public
616 housing authorities to provide assistance for predevelopment,
617 construction or rehabilitation of middle housing developments or to
618 provide assistance for a land or building acquisition for the purposes of
619 developing middle housing developments.

620 Sec. 13. (*Effective July 1, 2025*) (a) For the purposes described in
621 subsection (b) of this section, the State Bond Commission shall have the
622 power from time to time to authorize the issuance of bonds of the state
623 in one or more series and in principal amounts not exceeding in the
624 aggregate fifty million dollars.

625 (b) The proceeds of the sale of such bonds, to the extent of the amount
626 stated in subsection (a) of this section, shall be used by the Department
627 of Housing for the Connecticut Housing Finance Authority to
628 administer the middle housing development grant pilot program
629 established pursuant to section 12 of this act.

630 (c) All provisions of section 3-20 of the general statutes, or the exercise
631 of any right or power granted thereby, that are not inconsistent with the
632 provisions of this section are hereby adopted and shall apply to all
633 bonds authorized by the State Bond Commission pursuant to this
634 section. Temporary notes in anticipation of the money to be derived
635 from the sale of any such bonds so authorized may be issued in
636 accordance with section 3-20 of the general statutes and from time to
637 time renewed. Such bonds shall mature at such time or times not
638 exceeding twenty years from their respective dates as may be provided
639 in or pursuant to the resolution or resolutions of the State Bond
640 Commission authorizing such bonds. None of such bonds shall be
641 authorized except upon a finding by the State Bond Commission that

642 there has been filed with it a request for such authorization that is signed
643 by or on behalf of the Secretary of the Office of Policy and Management
644 and states such terms and conditions as said commission, in its
645 discretion, may require. Such bonds issued pursuant to this section shall
646 be general obligations of the state and the full faith and credit of the state
647 of Connecticut are pledged for the payment of the principal of and
648 interest on such bonds as the same become due, and accordingly and as
649 part of the contract of the state with the holders of such bonds,
650 appropriation of all amounts necessary for punctual payment of such
651 principal and interest is hereby made, and the State Treasurer shall pay
652 such principal and interest as the same become due.

653 Sec. 14. (*Effective from passage*) The Commissioner of Social Services
654 shall, within available appropriations, develop and administer a pilot
655 program to provide portable showers and laundry facilities to persons
656 experiencing homelessness. Such program shall be implemented in not
657 fewer than three municipalities and shall provide not fewer than three
658 portable shower trailers and not fewer than three traveling laundry
659 trucks. The commissioner may contract with one or more nonprofit
660 organizations to administer the program. Not later than January 1, 2027,
661 the commissioner shall submit a report on the pilot program, in
662 accordance with the provisions of section 11-4a of the general statutes,
663 to the joint standing committee of the General Assembly having
664 cognizance of matters relating to housing. The pilot program shall
665 terminate on January 1, 2027.

666 Sec. 15. (NEW) (*Effective July 1, 2025*) (a) As used in this section:

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

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

673 (3) "Recipient" means an individual or household determined to be

674 eligible for participation in the pilot program established in subsection
675 (b) of this section.

676 (b) The commissioner shall, within available appropriations,
677 establish a pilot program to provide recipients who are eligible for a
678 state rental assistance program certificate and are currently on the
679 federal Housing Choice Voucher Program, 42 USC 1497f(o) waiting list
680 with direct rental assistance in lieu of a housing choice voucher. Such
681 rental assistance shall not exceed the maximum rent levels established
682 by the commissioner pursuant to section 8-345 of the general statutes.
683 The pilot program shall serve no more than one hundred fifty qualifying
684 recipients. The commissioner, in consultation with the Commissioner of
685 Social Services, shall ensure the funds received by recipients of direct
686 rental assistance under the pilot program do not affect such recipients'
687 eligibility for other state-administered assistance programs. The
688 commissioner may contract with a third-party vendor to provide direct
689 rental assistance and gather any necessary data needed for
690 implementation of the program. The commissioner may apply for and
691 accept funds, including, but not limited to, grants, donations and any
692 other source of funding, from public or private entities, including
693 federal funding sources, in order implement to provisions of this
694 section. Any funds received pursuant to this section and any
695 appropriations pertaining to the pilot program shall be used solely for
696 the purposes set forth in this section.

697 (c) The commissioner shall implement policies and procedures
698 necessary to administer the provisions of this section, provided the
699 commissioner holds a public hearing prior to implementing the policies
700 and procedures and posts notice of intent to adopt regulations on the
701 department's Internet web site and the eRegulations System not later
702 than twenty days after the date of implementation. Such policies and
703 procedures shall include, but need not be limited to, criteria for the
704 issuance of direct rental assistance, guidance for public housing
705 authorities, necessary data sharing agreements and any other provisions
706 necessary to support the implementation of the program established in
707 subsection (b) of this section.

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

713 (e) The commissioner shall submit a report on the pilot program, in
714 accordance with the provisions of section 11-4a of the general statutes,
715 to the joint standing committee of the General Assembly having
716 cognizance of matters relating to housing not later than July 1, 2028.
717 Such report shall include, but need not be limited to: (1) An analysis of
718 the number of recipients served by the pilot program disaggregated by
719 demographics, including household size, income level and housing
720 insecurity status, (2) the impact of the pilot program on recipients,
721 including any changes in housing stability, household income and
722 access to employment or educational opportunities, (3) a cost-effective
723 analysis comparing the pilot program to the federal Housing Choice
724 Voucher Program, 42 USC 1497f(o), and the state rental assistance
725 program, (4) any feedback from recipients and landlords participating
726 in the pilot program, and (5) any recommendations for the continuation,
727 expansion or modification of the pilot program.

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

734 (g) On and after July 1, 2029, cash, notes, receivables and all other
735 assets, liabilities, appropriations, authorizations, allocations and
736 attributers then pertaining to the pilot program shall be transferred to
737 the rental assistance program established pursuant to section 8-345 of
738 the general statutes.

739 Sec. 16. (*Effective July 1, 2025*) The sum of ____ dollars is appropriated

740 to the Department of Social Services from the General Fund, for the
741 fiscal year ending June 30, 2026, for purposes of the pilot program
742 established pursuant to section 14 of this act.

743 Sec. 17. (*Effective July 1, 2025*) The sum of ____ dollars is appropriated
744 to the Department of Housing from the General Fund, for the fiscal year
745 ending June 30, 2026, to provide a grant-in-aid to Habitat for Humanity
746 for the purpose of constructing affordable housing in the state.

747 Sec. 18. (*Effective July 1, 2025*) The sum of two million two hundred
748 thirty thousand dollars is appropriated to the Department of Housing
749 from the General Fund, for the fiscal year ending June 30, 2026, for
750 purposes of the direct rental assistance pilot program established
751 pursuant to section 15 of this act.

752 Sec. 19. (*Effective July 1, 2025*) The sum of ____ dollars is appropriated
753 to the Department of Social Services from the General Fund, for the
754 fiscal year ending June 30, 2026, to provide grants-in-aid to local food
755 pantries for the purpose of matching funds provided to such food
756 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>from passage</i>	New section
Sec. 9	<i>from passage</i>	New section
Sec. 10	<i>July 1, 2025</i>	New section
Sec. 11	<i>July 1, 2025</i>	32-285a
Sec. 12	<i>July 1, 2025</i>	New section
Sec. 13	<i>July 1, 2025</i>	New section
Sec. 14	<i>from passage</i>	New section
Sec. 15	<i>July 1, 2025</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

HSG *Joint Favorable Subst.*

FIN *Joint Favorable*