



General Assembly

January Session, 2025

Proposed Bill No. 551

LCO No. 1332



Referred to Committee on HOUSING

Introduced by:

SEN. FAZIO, 36th Dist.

SEN. GORDON, 35th Dist.

REP. ALLIE-BRENNAN, 2nd Dist.

AN ACT REVISING CERTAIN MUNICIPAL AFFORDABLE HOUSING REQUIREMENTS.

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

- 1 That the general statutes be amended to: (1) Allow (A) all market
- 2 housing that meets the rent and income thresholds for affordability
- 3 under section 8-30g of the general statutes to count toward the
- 4 numerator of section 8-30g affordable housing counts, (B) rental rates to
- 5 be verified through an affidavit or copy of a lease, and (C) municipalities
- 6 to provide a tax abatement for such market affordable units; (2) allow
- 7 municipalities to choose whether any given set-aside development
- 8 under section 8-30g of the general statutes should be based on area or
- 9 state median income calculations; (3) establish a maximum height of
- 10 four stories for any building built under section 8-30g of the general
- 11 statutes, unless such maximum height is waived by a municipality; (4)
- 12 require the Department of Housing to study methods to streamline and
- 13 hasten review of building applications and building codes and
- 14 regulations; and (5) set the threshold for exemptions under section 8-30g

- 15 of the general statutes to ten per cent of the lesser of the current number
16 of total units in a municipality or the number of units on January 1, 2025.

Statement of Purpose:

To revise certain municipal affordable housing requirements.