



General Assembly

January Session, 2025

**Proposed Bill No. 849**

LCO No. 1429



Referred to Committee on HOUSING

Introduced by:  
SEN. GORDON, 35th Dist.

**AN ACT AWARDING ADDITIONAL HOUSING UNIT-EQUIVALENT POINTS TO MUNICIPALITIES THAT ADOPT CERTAIN ZONING REGULATIONS.**

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

1 That title 8 of the general statutes be amended to award a  
2 municipality additional housing unit-equivalent points for adopting the  
3 following zoning regulations for certain housing units: (1) To allow  
4 mixed-use development as of right in areas zoned for commercial use  
5 and be awarded one-quarter housing unit-equivalent points for each  
6 new mixed-use, unrestricted housing unit created; (2) to require all new  
7 developments with ten or more units set aside ten per cent of such units  
8 for affordable housing or pay a fee waiver and be awarded one-quarter  
9 housing unit-equivalent points for each new unrestricted housing unit  
10 created; and (3) to permit middle housing, mixed-use and apartment-  
11 style developments as of right within one-half miles of a transit station  
12 and be awarded one-half housing unit-equivalent points for each new  
13 transit-oriented unrestricted housing unit created.

***Statement of Purpose:***

To award additional housing unit-equivalent points to municipalities that adopt certain zoning regulations.