



General Assembly

January Session, 2025

***Raised Bill No. 1277***

LCO No. 4214



Referred to Committee on VETERANS' AND MILITARY  
AFFAIRS

Introduced by:  
(VA)

***AN ACT CONCERNING AFFORDABLE HOUSING FOR CERTAIN  
DISABLED OR ELDERLY VETERANS.***

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

1 Section 1. Subsection (l) of section 8-30g of the general statutes is  
2 repealed and the following is substituted in lieu thereof (*Effective October*  
3 *1, 2025*):

4 (l) (1) Except as provided in subdivision (2) of this subsection, the  
5 affordable housing appeals procedure established under this section  
6 shall not be applicable to an affordable housing application filed with a  
7 commission during a moratorium, which shall commence after (A) a  
8 certification of affordable housing project completion issued by the  
9 commissioner is published in the Connecticut Law Journal, or (B) notice  
10 of a provisional approval is published pursuant to subdivision (4) of this  
11 subsection. Any such moratorium shall be for a period of four years,  
12 except that for any municipality that has (i) twenty thousand or more  
13 dwelling units, as reported in the most recent United States decennial  
14 census, and (ii) previously qualified for a moratorium in accordance

15 with this section, any subsequent moratorium shall be for a period of  
16 five years. Any moratorium that is in effect on October 1, 2002, is  
17 extended by one year.

18 (2) Such moratorium shall not apply to (A) affordable housing  
19 applications for assisted housing in which ninety-five per cent of the  
20 dwelling units are restricted to persons and families whose income is  
21 less than or equal to sixty per cent of the median income, (B) other  
22 affordable housing applications for assisted housing containing forty or  
23 fewer dwelling units, or (C) affordable housing applications which were  
24 filed with a commission pursuant to this section prior to the date upon  
25 which the moratorium takes effect.

26 (3) Eligible units completed before a moratorium has begun, but that  
27 were not counted toward establishing eligibility for such moratorium,  
28 may be counted toward establishing eligibility for a subsequent  
29 moratorium. Eligible units completed after a moratorium has begun  
30 may be counted toward establishing eligibility for a subsequent  
31 moratorium.

32 (4) (A) The commissioner shall issue a certificate of affordable  
33 housing project completion for the purposes of this subsection upon  
34 finding that there has been completed within the municipality one or  
35 more affordable housing developments which create housing unit-  
36 equivalent points equal to (i) the greater of two per cent of all dwelling  
37 units in the municipality, as reported in the most recent United States  
38 decennial census, or seventy-five housing unit-equivalent points, or (ii)  
39 for any municipality that has (I) adopted an affordable housing plan in  
40 accordance with section 8-30j, (II) twenty thousand or more dwelling  
41 units, as reported in the most recent United States decennial census, and  
42 (III) previously qualified for a moratorium in accordance with this  
43 section, one and one-half per cent of all dwelling units in the  
44 municipality, as reported in the most recent United States decennial  
45 census.

46 (B) A municipality may apply for a certificate of affordable housing  
47 project completion pursuant to this subsection by applying in writing to  
48 the commissioner, and including documentation showing that the  
49 municipality has accumulated the required number of points within the  
50 applicable time period. Such documentation shall include the location  
51 of each dwelling unit being counted, the number of points each dwelling  
52 unit has been assigned, and the reason, pursuant to this subsection, for  
53 assigning such points to such dwelling unit. Upon receipt of such  
54 application, the commissioner shall promptly cause a notice of the filing  
55 of the application to be published in the Connecticut Law Journal,  
56 stating that public comment on such application shall be accepted by the  
57 commissioner for a period of thirty days after the publication of such  
58 notice. Not later than ninety days after the receipt of such application,  
59 the commissioner shall either approve or reject such application. Such  
60 approval or rejection shall be accompanied by a written statement of the  
61 reasons for approval or rejection, pursuant to the provisions of this  
62 subsection. If the application is approved, the commissioner shall  
63 promptly cause a certificate of affordable housing project completion to  
64 be published in the Connecticut Law Journal. If the commissioner fails  
65 to either approve or reject the application within such ninety-day  
66 period, such application shall be deemed provisionally approved, and  
67 the municipality may cause notice of such provisional approval to be  
68 published in a conspicuous manner in a daily newspaper having general  
69 circulation in the municipality, in which case, such moratorium shall  
70 take effect upon such publication. The municipality shall send a copy of  
71 such notice to the commissioner. Such provisional approval shall  
72 remain in effect unless the commissioner subsequently acts upon and  
73 rejects the application, in which case the moratorium shall terminate  
74 upon notice to the municipality by the commissioner.

75 (5) For the purposes of this subsection, "elderly units" are dwelling  
76 units whose occupancy is restricted by age, "family units" are dwelling  
77 units whose occupancy is not restricted by age, [and] "resident-owned  
78 mobile manufactured home park" has the same meaning as provided in

79 subsection (k) of this section, "disabled veteran units" are dwelling units  
80 whose occupancy is restricted to veterans who (A) have a disability  
81 rating from the United States Department of Veterans Affairs of at least  
82 thirty per cent, or (B) are at least sixty-five years old, and "veteran" has  
83 the same meaning as provided in section 27-103.

84 (6) For the purposes of this subsection, housing unit-equivalent  
85 points shall be determined by the commissioner as follows: (A) No  
86 points shall be awarded for a unit unless its occupancy is restricted to  
87 persons and families whose income is equal to or less than eighty per  
88 cent of the median income, except that (i) unrestricted units in a set-  
89 aside development shall be awarded one-quarter point each; and (ii)  
90 dwelling units in middle housing developed as of right pursuant to  
91 section 8-2s shall be awarded one-quarter point each. (B) Family units  
92 restricted to persons and families whose income is equal to or less than  
93 eighty per cent of the median income shall be awarded one point if an  
94 ownership unit and one and one-half points if a rental unit. (C) Family  
95 units restricted to persons and families whose income is equal to or less  
96 than sixty per cent of the median income shall be awarded one and one-  
97 half points if an ownership unit and two points if a rental unit. (D)  
98 Family units restricted to persons and families whose income is equal to  
99 or less than forty per cent of the median income shall be awarded two  
100 points if an ownership unit and two and one-half points if a rental unit.  
101 (E) Elderly units restricted to persons and families whose income is  
102 equal to or less than eighty per cent of the median income shall be  
103 awarded one-half point. (F) A set-aside development containing family  
104 units which are rental units shall be awarded additional points equal to  
105 twenty-two per cent of the total points awarded to such development,  
106 provided the application for such development was filed with the  
107 commission prior to July 6, 1995. (G) A mobile manufactured home in a  
108 resident-owned mobile manufactured home park shall be awarded  
109 points as follows: One and one-half points when occupied by persons  
110 and families with an income equal to or less than eighty per cent of the  
111 median income; two points when occupied by persons and families with

112 an income equal to or less than sixty per cent of the median income; and  
113 one-fourth point for the remaining units. (H) Disabled veteran units  
114 restricted to persons and families whose income is equal to or less than  
115 eighty per cent of the median income shall be awarded one and one-half  
116 points.

117 (7) Points shall be awarded only for dwelling units which (A) were  
118 newly-constructed units in an affordable housing development, as that  
119 term was defined at the time of the affordable housing application, for  
120 which a certificate of occupancy was issued after July 1, 1990, (B) were  
121 newly subjected after July 1, 1990, to deeds containing covenants or  
122 restrictions which require that, for at least the duration required by  
123 subsection (a) of this section for set-aside developments on the date  
124 when such covenants or restrictions took effect, such dwelling units  
125 shall be sold or rented at, or below, prices which will preserve the units  
126 as affordable housing for persons or families whose income does not  
127 exceed eighty per cent of the median income, or (C) are located in a  
128 resident-owned mobile manufactured home park.

129 (8) Points shall be subtracted, applying the formula in subdivision (6)  
130 of this subsection, for any affordable dwelling unit which, on or after  
131 July 1, 1990, was affected by any action taken by a municipality which  
132 caused such dwelling unit to cease being counted as an affordable  
133 dwelling unit.

134 (9) A newly-constructed unit shall be counted toward a moratorium  
135 when it receives a certificate of occupancy. A newly-restricted unit shall  
136 be counted toward a moratorium when its deed restriction takes effect.

137 (10) The affordable housing appeals procedure shall be applicable to  
138 affordable housing applications filed with a commission after a three-  
139 year moratorium expires, except (A) as otherwise provided in  
140 subsection (k) of this section, or (B) when sufficient unit-equivalent  
141 points have been created within the municipality during one  
142 moratorium to qualify for a subsequent moratorium.

143 (11) The commissioner shall, within available appropriations, adopt  
144 regulations in accordance with chapter 54 to carry out the purposes of  
145 this subsection. Such regulations shall specify the procedure to be  
146 followed by a municipality to obtain a moratorium, and shall include  
147 the manner in which a municipality is to document the units to be  
148 counted toward a moratorium. A municipality may apply for a  
149 moratorium in accordance with the provisions of this subsection prior  
150 to, as well as after, such regulations are adopted.

This act shall take effect as follows and shall amend the following sections:		
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Section 1	<i>October 1, 2025</i>	8-30g(l)
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***Statement of Purpose:***

To provide for affordable housing for certain disabled or elderly veterans.

*[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.]*