



General Assembly

January Session, 2025

Raised Bill No. 1362

LCO No. 4883



Referred to Committee on HOUSING

Introduced by:
(HSG)

***AN ACT ESTABLISHING A CONSTRUCTION EMPLOYMENT AND
AFFORDABLE HOUSING PILOT PROGRAM.***

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

- 1 Section 1. (*Effective July 1, 2025*) (a) For the purposes described in
2 subsection (b) of this section, the State Bond Commission shall have the
3 power from time to time to authorize the issuance of bonds of the state
4 in one or more series and in principal amounts not exceeding in the
5 aggregate ____ dollars.
- 6 (b) The proceeds of the sale of such bonds, to the extent of the amount
7 stated in subsection (a) of this section, shall be used by the Department
8 of Housing for the purpose of financing approved projects to create
9 employment opportunities in the construction industry to develop
10 affordable housing.
- 11 (c) All provisions of section 3-20 of the general statutes, or the exercise
12 of any right or power granted thereby, that are not inconsistent with the
13 provisions of this section are hereby adopted and shall apply to all
14 bonds authorized by the State Bond Commission pursuant to this
15 section. Temporary notes in anticipation of the money to be derived

16 from the sale of any such bonds so authorized may be issued in
17 accordance with section 3-20 of the general statutes and from time to
18 time renewed. Such bonds shall mature at such time or times not
19 exceeding twenty years from their respective dates as may be provided
20 in or pursuant to the resolution or resolutions of the State Bond
21 Commission authorizing such bonds. None of such bonds shall be
22 authorized except upon a finding by the State Bond Commission that
23 there has been filed with it a request for such authorization that is signed
24 by or on behalf of the Secretary of the Office of Policy and Management
25 and states such terms and conditions as said commission, in its
26 discretion, may require. Such bonds issued pursuant to this section shall
27 be general obligations of the state and the full faith and credit of the state
28 of Connecticut are pledged for the payment of the principal of and
29 interest on such bonds as the same become due, and accordingly and as
30 part of the contract of the state with the holders of such bonds,
31 appropriation of all amounts necessary for punctual payment of such
32 principal and interest is hereby made, and the State Treasurer shall pay
33 such principal and interest as the same become due.

34 Sec. 2. (*Effective July 1, 2025*) (a) The Commissioner of Housing shall
35 establish a one-year pilot program to provide funds, utilizing the
36 proceeds of the sale of bonds pursuant to section 1 of this act, for
37 proposed projects that create employment opportunities in the
38 construction industry to develop affordable housing.

39 (b) On and after July 1, 2025, the Commissioner of Housing, or any
40 program administrator the commissioner may designate, shall accept
41 applications, in a form specified by the commissioner, from a project
42 sponsor for financing under the program. The commissioner shall
43 establish approval criteria for any proposed project submitted by a
44 project sponsor. Such approval criteria shall require that any project
45 sponsor secure coinvestment funding in the proposed project by a union
46 pension fund or comingled fund of union pension fund investments
47 with a demonstrated record of successful investment in the construction
48 of affordable housing. Such union pension fund investment shall

49 require the inclusion of a project labor agreement and a commitment to
50 workforce training by adhering to state-registered apprenticeship
51 standards and apprenticeship readiness programs.

52 (c) All housing built with funding from the program shall remain
53 permanently affordable, through the use of restrictive covenants or
54 other means selected by the commissioner.

55 (d) Not later than six months following the date of completion of the
56 pilot program, the Commissioner of Housing shall submit a report, in
57 accordance with the provisions of section 11-4a of the general statutes,
58 to the joint standing committee of the General Assembly having
59 cognizance of matters relating to housing. Such report shall include an
60 analysis of the efficacy of the pilot program administered pursuant to
61 this section and any recommendations for legislation to expand such
62 program or implement such program on a permanent basis.

This act shall take effect as follows and shall amend the following sections:

Section 1	<i>July 1, 2025</i>	New section
Sec. 2	<i>July 1, 2025</i>	New section

Statement of Purpose:

To establish a construction employment and affordable housing pilot program.

[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.]