



General Assembly

Amendment

January Session, 2025

LCO No. 9273



Offered by:
REP. HOWARD, 43rd Dist.

To: House Bill No. 5002

File No. 222

Cal. No. 151

(As Amended)

"AN ACT CONCERNING HOUSING AND THE NEEDS OF HOMELESS PERSONS."

1 After the last section, add the following and renumber sections and
2 internal references accordingly:

3 "Sec. 501. Subsection (k) of section 8-30g of the general statutes is
4 repealed and the following is substituted in lieu thereof (*Effective July 1,*
5 *2025*):

6 (k) The affordable housing appeals procedure established under this
7 section shall not be available if the real property which is the subject of
8 the application is located in an aquifer protection area, as defined in
9 section 22a-354h, or is located in a municipality in which at least ten per
10 cent of all dwelling units in the municipality are (1) assisted housing, (2)
11 currently financed by Connecticut Housing Finance Authority
12 mortgages, (3) subject to binding recorded deeds containing covenants
13 or restrictions which require that such dwelling units be sold or rented

14 at, or below, prices which will preserve the units as housing for which
 15 persons and families pay thirty per cent or less of income, where such
 16 income is less than or equal to eighty per cent of the median income, (4)
 17 mobile manufactured homes located in mobile manufactured home
 18 parks or legally approved accessory apartments, which homes or
 19 apartments are subject to binding recorded deeds containing covenants
 20 or restrictions which require that such dwelling units be sold or rented
 21 at, or below, prices which will preserve the units as housing for which,
 22 for a period of not less than ten years, persons and families pay thirty
 23 per cent or less of income, where such income is less than or equal to
 24 eighty per cent of the median income, or (5) mobile manufactured
 25 homes located in resident-owned mobile manufactured home parks. For
 26 the purposes of calculating the total number of dwelling units in a
 27 municipality, accessory apartments built or permitted after January 1,
 28 2022, but that are not described in subdivision (4) of this subsection,
 29 shall not be counted toward such total number. The municipalities
 30 meeting the criteria set forth in this subsection shall be listed in the
 31 report submitted under section 8-37qqq. As used in this subsection,
 32 "accessory apartment" has the same meaning as provided in section 8-
 33 1a, and "resident-owned mobile manufactured home park" means a
 34 mobile manufactured home park consisting of mobile manufactured
 35 homes located on land that is deed restricted, and, at the time of issuance
 36 of a loan for the purchase of such land, such loan required seventy-five
 37 per cent of the units to be leased to persons with incomes equal to or less
 38 than eighty per cent of the median income, and either (A) forty per cent
 39 of said seventy-five per cent to be leased to persons with incomes equal
 40 to or less than sixty per cent of the median income, or (B) twenty per
 41 cent of said seventy-five per cent to be leased to persons with incomes
 42 equal to or less than fifty per cent of the median income."

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

Sec. 501	July 1, 2025	8-30g(k)
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