



General Assembly

**Amendment**

January Session, 2025

LCO No. 9274



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Offered by:  
REP. HOWARD, 43<sup>rd</sup> 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4 repealed and the following is substituted in lieu thereof (*Effective October*  
5 *1, 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 a municipality in which an aquifer  
9 protection area, as defined in section 22a-354h, is located or in which at  
10 least ten per cent of all dwelling units in the municipality are (1) assisted  
11 housing, (2) currently financed by Connecticut Housing Finance  
12 Authority mortgages, (3) subject to binding recorded deeds containing  
13 covenants or restrictions which require that such dwelling units be sold

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

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

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