



General Assembly

Amendment

January Session, 2025

LCO No. 9275



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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4 repealed and the following is substituted in lieu thereof (*Effective October*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 at least ten per cent
9 of all dwelling units in the municipality are (1) assisted housing, (2)
10 currently financed by Connecticut Housing Finance Authority
11 mortgages, (3) subject to binding recorded deeds containing covenants
12 or restrictions which require that such dwelling units be sold or rented
13 at, or below, prices which will preserve the units as housing for which

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

This act shall take effect as follows and shall amend the following sections:		
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Sec. 501	<i>October 1, 2025</i>	8-30g(k)
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