



General Assembly

Amendment

January Session, 2025

LCO No. 9387



Offered by:

REP. ZUPKUS, 89th Dist.

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4 repealed and the following is substituted in lieu thereof (*Effective October*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

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

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