



General Assembly

**Amendment**

January Session, 2025

LCO No. 9429



Offered by:  
REP. DUBITSKY, 47<sup>th</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4 repealed and the following is substituted in lieu thereof (*Effective October*  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 watershed land is  
9 located or in which at least ten per cent of all dwelling units in the  
10 municipality are (1) assisted housing, (2) currently financed by  
11 Connecticut Housing Finance Authority mortgages, (3) subject to  
12 binding recorded deeds containing covenants or restrictions which  
13 require that such dwelling units be sold or rented at, or below, prices

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

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