



General Assembly

Amendment

January Session, 2025

LCO No. 9442



Offered by:
REP. DUBITSKY, 47th 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 (a) 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4 repealed and the following is substituted in lieu thereof (*Effective October*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 (a) As used in this section and section 8-30j, as amended by this act:

7 (1) "Affordable housing development" means a proposed housing
8 development which is (A) assisted housing, or (B) a set-aside
9 development;

10 (2) "Affordable housing application" means any application made to
11 a commission in connection with an affordable housing development by
12 a person who proposes to develop such affordable housing;

13 (3) "Assisted housing" means housing which is receiving, or will
14 receive, financial assistance under any governmental program for the
15 construction or substantial rehabilitation of low and moderate income
16 housing, and any housing occupied by persons receiving rental
17 assistance under chapter 319uu or Section 1437f of Title 42 of the United
18 States Code;

19 (4) "Commission" means a zoning commission, planning
20 commission, planning and zoning commission, zoning board of appeals
21 or municipal agency exercising zoning or planning authority;

22 (5) "Municipality" means any town, city or borough, whether
23 consolidated or unconsolidated;

24 (6) "Set-aside development" means a development in which not less
25 than thirty per cent of the dwelling units will be conveyed by deeds
26 containing covenants or restrictions which shall require that, for at least
27 forty years after the initial occupation of the proposed development,
28 such dwelling units shall be sold or rented at, or below, prices which
29 will preserve the units as housing for which persons and families pay
30 thirty per cent or less of their annual income, where such income is less
31 than or equal to eighty per cent of the median income. In a set-aside
32 development, of the dwelling units conveyed by deeds containing
33 covenants or restrictions, a number of dwelling units equal to not less
34 than fifteen per cent of all dwelling units in the development shall be
35 sold or rented to persons and families whose income is less than or equal
36 to sixty per cent of the median income and the remainder of the dwelling
37 units conveyed by deeds containing covenants or restrictions shall be
38 sold or rented to persons and families whose income is less than or equal
39 to eighty per cent of the median income;

40 (7) "Median income" means, after adjustments for family size, the
41 lesser of the state median income or the area median income for the area
42 in which the municipality containing the affordable housing
43 development is located, as determined by the United States Department
44 of Housing and Urban Development; [and]

45 (8) "Average prime offer rate" has the same meaning as provided in
46 12 CFR 1026.35, as amended from time to time, effective annually on
47 January first and applied for each calendar year; and

48 ~~[(8)]~~ (9) "Commissioner" means the Commissioner of Housing.

49 Sec. 502. Subsection (k) of section 8-30g of the general statutes is
50 repealed and the following is substituted in lieu thereof (*Effective October*
51 *1, 2025*):

52 (k) The affordable housing appeals procedure established under this
53 section shall not be available if the real property which is the subject of
54 the application is located in a municipality in which at least ten per cent
55 of all dwelling units in the municipality are (1) assisted housing, (2)
56 currently financed by Connecticut Housing Finance Authority
57 mortgages, (3) subject to binding recorded deeds containing covenants
58 or restrictions which require that such dwelling units be sold or rented
59 at, or below, prices which will preserve the units as housing for which
60 persons and families pay thirty per cent or less of income, where such
61 income is less than or equal to eighty per cent of the median income, (4)
62 not deed restricted, but for which a projected loan amount equal to the
63 appraised value of each such dwelling unit determined by the local tax
64 assessor for the current grand list year, combined with the average
65 prime offer rate, would result in a monthly mortgage payment not
66 greater than thirty per cent of the annual income of an individual or
67 family, provided (A) the income of such individual or family is not
68 greater than eighty per cent of the median income, and (B) such
69 mortgage payment is calculated on the basis of equal monthly principal
70 and interest installments for the duration of a thirty-year fixed rate
71 mortgage, (5) mobile manufactured homes located in mobile
72 manufactured home parks or legally approved accessory apartments,
73 which homes or apartments are subject to binding recorded deeds
74 containing covenants or restrictions which require that such dwelling
75 units be sold or rented at, or below, prices which will preserve the units
76 as housing for which, for a period of not less than ten years, persons and
77 families pay thirty per cent or less of income, where such income is less

78 than or equal to eighty per cent of the median income, or [(5)] (6) mobile
 79 manufactured homes located in resident-owned mobile manufactured
 80 home parks. For the purposes of calculating the total number of
 81 dwelling units in a municipality, accessory apartments built or
 82 permitted after January 1, 2022, but that are not described in subdivision
 83 (4) of this subsection, shall not be counted toward such total number.
 84 The municipalities meeting the criteria set forth in this subsection shall
 85 be listed in the report submitted under section 8-37qqq. As used in this
 86 subsection, "accessory apartment" has the same meaning as provided in
 87 section 8-1a, and "resident-owned mobile manufactured home park"
 88 means a mobile manufactured home park consisting of mobile
 89 manufactured homes located on land that is deed restricted, and, at the
 90 time of issuance of a loan for the purchase of such land, such loan
 91 required seventy-five per cent of the units to be leased to persons with
 92 incomes equal to or less than eighty per cent of the median income, and
 93 either (A) forty per cent of said seventy-five per cent to be leased to
 94 persons with incomes equal to or less than sixty per cent of the median
 95 income, or (B) twenty per cent of said seventy-five per cent to be leased
 96 to persons with incomes equal to or less than fifty per cent of the median
 97 income."

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

Sec. 501	October 1, 2025	8-30g(a)
Sec. 502	October 1, 2025	8-30g(k)