



General Assembly

***Amendment***

***January Session, 2025***

**LCO No. 10071**



Offered by:  
SEN. FAZIO, 36<sup>th</sup> Dist.

To: House Bill No. 5002

File No. 973

Cal. No. 550

***"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4 repealed and the following is substituted in lieu thereof (*Effective October*  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 calculating the total number of dwelling units in a  
 26 municipality, [accessory apartments] any dwelling unit built or  
 27 permitted after [January 1, 2022, but that are not described in  
 28 subdivision (4) of this subsection] October 1, 2025, shall not be counted  
 29 toward such total number. The municipalities meeting the criteria set  
 30 forth in this subsection shall be listed in the report submitted under  
 31 section 8-37qqq. As used in this subsection, "accessory apartment" has  
 32 the same meaning as provided in section 8-1a, and "resident-owned  
 33 mobile manufactured home park" means a mobile manufactured home  
 34 park consisting of mobile manufactured homes located on land that is  
 35 deed restricted, and, at the time of issuance of a loan for the purchase of  
 36 such land, such loan required seventy-five per cent of the units to be  
 37 leased to persons with incomes equal to or less than eighty per cent of  
 38 the median income, and either (A) forty per cent of said seventy-five per  
 39 cent to be leased to persons with incomes equal to or less than sixty per  
 40 cent of the median income, or (B) twenty per cent of said seventy-five  
 41 per cent to be leased to persons with incomes equal to or less than fifty  
 42 per cent of the median income."

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