



General Assembly

Amendment

February Session, 2022

LCO No. 4908



Offered by:

REP. ROJAS, 9th Dist.

REP. MCCARTHY VAHEY, 133rd Dist.

To: Subst. House Bill No. **5169**

File No. 25

Cal. No. 52

**"AN ACT CONCERNING THE RECOMMENDATIONS OF THE
INTERGOVERNMENTAL POLICY AND PLANNING DIVISION
WITHIN THE OFFICE OF POLICY AND MANAGEMENT."**

1 After the last section, add the following and renumber sections and
2 internal references accordingly:

3 "Sec. 501. Section 13 of public act 21-29 is repealed and the following
4 is substituted in lieu thereof (*Effective from passage*):

5 (a) There is established a Commission on Connecticut's Development
6 and Future within the Legislative Department, which shall evaluate
7 policies related to land use, conservation, housing affordability and
8 infrastructure.

9 (b) The commission shall consist of the following members:

10 (1) Two appointed by the speaker of the House of Representatives,
11 one of whom is a member of the General Assembly not described in
12 subdivision (7), (8), (9) or (10) of this subsection and one of whom is a

13 representative of a municipal advocacy organization;

14 (2) Two appointed by the president pro tempore of the Senate, one of
15 whom is a member of the General Assembly not described in
16 subdivision (7), (8), (9) or (10) of this subsection and one of whom has
17 expertise in state or local planning;

18 (3) Two appointed by the majority leader of the House of
19 Representatives, one of whom has expertise in state affordable housing
20 policy and one of whom represents a town with a population of greater
21 than thirty thousand but less than seventy-five thousand;

22 (4) Two appointed by the majority leader of the Senate, one of whom
23 has expertise in zoning policy and one of whom has expertise in
24 community development policy;

25 (5) Two appointed by the minority leader of the House of
26 Representatives, one of whom has expertise in environmental policy
27 and one of whom is a representative of a municipal advocacy
28 organization;

29 (6) Two appointed by the minority leader of the Senate, one of whom
30 has expertise in homebuilding and one of whom is a representative of
31 the Connecticut Association of Councils of Governments;

32 (7) The chairpersons and ranking members of the joint standing
33 committee of the General Assembly having cognizance of matters
34 relating to planning and development;

35 (8) The chairpersons and ranking members of the joint standing
36 committee of the General Assembly having cognizance of matters
37 relating to the environment;

38 (9) The chairpersons and ranking members of the joint standing
39 committee of the General Assembly having cognizance of matters
40 relating to housing;

41 (10) The chairpersons and ranking members of the joint standing

42 committee of the General Assembly having cognizance of matters
43 relating to transportation;

44 (11) Two appointed by the Governor, one of whom is an attorney
45 with expertise in planning and zoning and one of whom has expertise
46 in fair housing;

47 (12) The Secretary of the Office of Policy and Management, or the
48 secretary's designee;

49 (13) The Commissioner of Administrative Services, or the
50 commissioner's designee;

51 (14) The Commissioner of Economic and Community Development,
52 or the commissioner's designee;

53 (15) The Commissioner of Energy and Environmental Protection, or
54 the commissioner's designee;

55 (16) The Commissioner of Housing, or the commissioner's designee;
56 and

57 (17) The Commissioner of Transportation, or the commissioner's
58 designee.

59 (c) Appointing authorities, in cooperation with one another, shall
60 make a good faith effort to ensure that, to the extent possible, the
61 membership of the commission closely reflects the gender and racial
62 diversity of the state. Members of the commission shall serve without
63 compensation, except for necessary expenses incurred in the
64 performance of their duties. Any vacancy shall be filled by the
65 appointing authority.

66 (d) The speaker of the House of Representatives and the president
67 pro tempore of the Senate shall jointly select one of the members of the
68 General Assembly described in subdivision (1) or (2) of subsection (b) of
69 this section to serve as one cochairperson of the commission. The
70 Secretary of the Office of Policy and Management shall serve as the other

71 cochairperson of the commission. Such cochairpersons shall schedule
72 the first meeting of the commission.

73 (e) The commission may accept administrative support and technical
74 and research assistance from outside organizations and employees of
75 the Joint Committee on Legislative Management. The cochairpersons
76 may establish, as needed, working groups consisting of commission
77 members and nonmembers and may designate a chairperson of each
78 such working group.

79 (f) (1) Except as provided in subdivision (2) of this subsection, not
80 later than January 1, 2022, and not later than January 1, [2023] 2024, the
81 commission shall submit a report to the joint standing committees of the
82 General Assembly having cognizance of matters relating to planning
83 and development, environment, housing and transportation and to the
84 Secretary of the Office of Policy and Management, in accordance with
85 the provisions of section 11-4a of the general statutes, regarding the
86 following:

87 (A) Any recommendations for statutory changes concerning the
88 process for developing, adopting and implementing the state plan of
89 conservation and development;

90 (B) Any recommendations for (i) statutory changes concerning the
91 process for developing and adopting the state's consolidated plan for
92 housing and community development prepared pursuant to section 8-
93 37t of the general statutes, and (ii) implementation of such plan;

94 (C) Any recommendations (i) for guidelines and incentives for
95 compliance with (I) the requirements for affordable housing plans
96 prepared pursuant to section 8-30j of the general statutes, as amended
97 by [this act] public act 21-29, and (II) subdivisions (4) to (6), inclusive, of
98 subsection (b) of section 8-2 of the general statutes, as amended by [this
99 act] public act 21-29, and (ii) as to how such compliance should be
100 determined, as well as the form and manner in which evidence of such
101 compliance should be demonstrated. Nothing in this subparagraph may
102 be construed as permitting any municipality to delay the preparation or

103 amendment and adoption of an affordable housing plan, and the
104 submission of a copy of such plan to the Secretary of the Office of Policy
105 and Management, beyond the date set forth in subsection (a) of section
106 8-30j of the general statutes, as amended by [this act] public act 21-29;

107 (D) (i) Existing categories of discharge that constitute (I) alternative
108 on-site sewage treatment systems, as described in section 19a-35a of the
109 general statutes, (II) subsurface community sewerage systems, as
110 described in section 22a-430 of the general statutes, and (III)
111 decentralized systems, as defined in section 7-245 of the general statutes,
112 as amended by [this act] public act 21-29, (ii) current administrative
113 jurisdiction to issue or deny permits and approvals for such systems,
114 with reference to daily capacities of such systems, and (iii) the potential
115 impacts of increasing the daily capacities of such systems, including
116 changes in administrative jurisdiction over such systems and the
117 timeframe for adoption of regulations to implement any such changes
118 in administrative jurisdiction; and

119 (E) (i) Development of model design guidelines for both buildings
120 and context-appropriate streets that municipalities may adopt, in whole
121 or in part, as part of their zoning or subdivision regulations, which
122 guidelines shall (I) identify common architectural and site design
123 features of building types used in urban, suburban and rural
124 communities throughout this state, (II) create a catalogue of common
125 building types, particularly those typically associated with housing, (III)
126 establish reasonable and cost-effective design review standards for
127 approval of common building types, accounting for topography,
128 geology, climate change and infrastructure capacity, (IV) establish
129 procedures for expediting the approval of buildings or streets that
130 satisfy such design review standards, whether for zoning or subdivision
131 regulations, and (V) create a design manual for context-appropriate
132 streets that complement common building types, and (ii) development
133 and implementation by the regional councils of governments of an
134 education and training program for the delivery of such model design
135 guidelines for both buildings and context-appropriate streets.

136 (2) If the commission is unable to meet the January 1, 2022, deadline
 137 set forth in subdivision (1) of this subsection for the submission of the
 138 report described in said subdivision, the cochairpersons shall request
 139 from the speaker of the House of Representatives and president pro
 140 tempore of the Senate an extension of time for such submission and shall
 141 submit an interim report.

142 (3) The commission shall terminate on the date it submits its final
 143 report or January 1, [2023] 2024, whichever is later."

This act shall take effect as follows and shall amend the following sections:		
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Sec. 501	<i>from passage</i>	PA 21-29, Sec. 13
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