



General Assembly

Amendment

February Session, 2006

LCO No. 4647

SB0054504647HRO

Offered by:

REP. MILLER, 122nd Dist.

REP. ROWE, 123rd Dist.

REP. PISCOPO, 76th Dist.

REP. HARKINS, 120th Dist.

To: Senate Bill No. 545

File No. 112

Cal. No. 430

(As Amended)

"AN ACT CONCERNING HOUSING PRESERVATION."

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 2006 supplement to
4 the general statutes is repealed and the following is substituted in lieu
5 thereof (*Effective from passage*):

6 (k) Notwithstanding the provisions of subsections (a) to (j),
7 inclusive, of this section, the affordable housing appeals procedure
8 established under this section shall not be available if the real property
9 which is the subject of the application is located in a municipality in
10 which at least [ten] five per cent of all dwelling units in the
11 municipality are (1) assisted housing, or (2) currently financed by

12 Connecticut Housing Finance Authority mortgages, or (3) subject to
13 binding recorded deeds containing covenants or restrictions which
14 require that such dwelling units be sold or rented at, or below, prices
15 which will preserve the units as housing for which persons and
16 families pay thirty per cent or less of income, where such income is less
17 than or equal to eighty per cent of the median income, or (4) mobile
18 manufactured homes located in mobile manufactured home parks or
19 legally-approved accessory apartments, which homes or apartments
20 are subject to binding recorded deeds containing covenants or
21 restrictions which require that such dwelling units be sold or rented at,
22 or below, prices which will preserve the units as housing for which, for
23 a period of not less than ten years, persons and families pay thirty per
24 cent or less of income, where such income is less than or equal to
25 eighty per cent of the median income. The municipalities meeting the
26 criteria set forth in this subsection shall be listed in the report
27 submitted under section 32-1m. As used in this subsection, "accessory
28 apartment" means a separate living unit that (A) is attached to the
29 main living unit of a house, which house has the external appearance
30 of a single-family residence, (B) has a full kitchen, (C) has a square
31 footage that is not more than thirty per cent of the total square footage
32 of the house, (D) has an internal doorway connecting to the main
33 living unit of the house, (E) is not billed separately from such main
34 living unit for utilities, and (F) complies with the building code and
35 health and safety regulations."