



General Assembly

January Session, 2007

Committee Bill No. 5735

LCO No. 3749

* HB05735HSGPD_030607 *

Referred to Committee on Select Committee on Housing

Introduced by:
(HSG)

AN ACT CONCERNING INCENTIVES FOR AFFORDABLE HOUSING.

Be it enacted by the Senate and House of Representatives in General Assembly convened:

- 1 Section 1. (NEW) (*Effective July 1, 2007*) (a) As used in this section:
- 2 (1) "Eligible locations" means areas (1) near transit stations,
3 including rapid transit, commuter rail and bus and ferry terminals; (2)
4 of concentrated development, including town and city centers, other
5 existing commercial districts in municipalities and existing rural
6 village districts; or (3) that by virtue of their infrastructure,
7 transportation access, existing underutilized facilities or location make
8 highly suitable locations for residential or mixed-use smart growth
9 zoning districts.
- 10 (2) "Smart growth zoning district" means a zoning district adopted
11 by a municipality that is superimposed over one or more zoning
12 districts adopted under section 8-2 of the general statutes, or any
13 special act, in an eligible location, within which a developer may elect
14 to either develop a project in accordance with requirements of the
15 smart growth zoning district ordinance or develop a project in
16 accordance with requirements of the underlying zoning district.

17 (b) The Secretary of the Office of Policy and Management shall
18 establish a program of financial assistance in the form of grants-in-aid
19 to municipalities that adopt smart growth zoning districts. Any grant
20 made under this section may be used for any purpose by the
21 municipality.

22 (c) No grant shall be made to a municipality unless the secretary
23 determines that the smart growth district: (1) Is in an eligible location;
24 (2) provides for residential use that has a mix of housing such as
25 housing for families, individuals, persons with special needs or the
26 elderly; (3) has a housing density that is at least twenty units per acre
27 for multifamily housing on the developable land area, eight units per
28 acre for single-family homes on the developable land area and twelve
29 units per acre for two and three-family buildings on the developable
30 land area; (4) provides that not less than twenty per cent of the
31 residential units constructed in projects of more than twelve units shall
32 be affordable and shall contain mechanisms to ensure that not less than
33 twenty per cent of the total residential units constructed in each district
34 shall be affordable; (5) in-fills housing on existing vacant lots and
35 allows for additional housing units in existing buildings, consistent
36 with neighborhood building and use patterns, building codes and fire
37 and safety codes; (6) provides there are no limitations on the issuance
38 of building permits for residential uses or a local moratorium on the
39 issuance of such permits; (7) provides there are no restrictions on age
40 or any other occupancy restrictions on the district as a whole. This
41 shall not preclude the development of specific projects that may be
42 exclusively for the elderly, the disabled or for assisted living and not
43 less than twenty-five per cent of the housing units in such a project
44 shall be affordable housing; (8) provides housing shall comply with
45 federal, state and local fair housing laws; (9) provides the district may
46 not exceed fifteen per cent of the total land area in the municipality,
47 except that the Secretary of the Office of Policy and Management may
48 approve a larger land area; (10) provides the aggregate land area of all
49 approved smart growth zoning districts in the municipality does not
50 exceed twenty-five per cent of the total land area in the municipality;

51 and (11) provides housing density does not over burden infrastructure
52 as it exists or may be practicably upgraded in light of anticipated
53 density and other uses to be retained in the district.

54 (d) The Secretary of the Office of Policy and Management shall
55 adopt regulations, in accordance with the procedures of chapter 54 of
56 the general statutes, to implement the provisions of this section.

This act shall take effect as follows and shall amend the following sections:		
Section 1	<i>July 1, 2007</i>	New section

HSG

Joint Favorable C/R

PD