



General Assembly

January Session, 2009

**Committee Bill No. 5296**

LCO No. 2946

\*02946HB05296HSG\*

Referred to Committee on Housing

Introduced by:  
(HSG)

**AN ACT CONCERNING HOUSING FOR HOMELESS VETERANS AND THEIR FAMILIES.**

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

1 Section 1. Subsection (k) of section 8-30g of the general statutes is  
2 repealed and the following is substituted in lieu thereof (*Effective*  
3 *October 1, 2009*):

4 (k) Notwithstanding the provisions of subsections (a) to (j),  
5 inclusive, of this section, the affordable housing appeals procedure  
6 established under this section shall not be available if the real property  
7 which is the subject of the application is located in a municipality in  
8 which at least ten per cent of all dwelling units in the municipality are  
9 (1) assisted housing, or (2) currently financed by Connecticut Housing  
10 Finance Authority mortgages, or (3) subject to binding recorded deeds  
11 containing covenants or restrictions which require that such dwelling  
12 units be sold or rented at, or below, prices which will preserve the  
13 units as housing for which persons and families pay thirty per cent or  
14 less of income, where such income is less than or equal to eighty per  
15 cent of the median income, or (4) mobile manufactured homes located  
16 in mobile manufactured home parks or legally-approved accessory

17 apartments, which homes or apartments are subject to binding  
 18 recorded deeds containing covenants or restrictions which require that  
 19 such dwelling units be sold or rented at, or below, prices which will  
 20 preserve the units as housing for which, for a period of not less than  
 21 ten years, persons and families pay thirty per cent or less of income,  
 22 where such income is less than or equal to eighty per cent of the  
 23 median income, or (5) the principal residence of a veteran. The  
 24 municipalities meeting the criteria set forth in this subsection shall be  
 25 listed in the report submitted under section 32-1m. As used in this  
 26 subsection, "veteran" shall have the same meaning as in section 27-103  
 27 and "accessory apartment" means a separate living unit that (A) is  
 28 attached to the main living unit of a house, which house has the  
 29 external appearance of a single-family residence, (B) has a full kitchen,  
 30 (C) has a square footage that is not more than thirty per cent of the  
 31 total square footage of the house, (D) has an internal doorway  
 32 connecting to the main living unit of the house, (E) is not billed  
 33 separately from such main living unit for utilities, and (F) complies  
 34 with the building code and health and safety regulations.

This act shall take effect as follows and shall amend the following sections:		
Section	October 1, 2009	8-30g(k)

**Statement of Purpose:**

To reduce the homeless rate for veterans and families by authorizing the inclusion of housing for veterans in the determination of the threshold for exemption of municipalities from the affordable housing land use appeals process.

*[Proposed deletions are enclosed in brackets. Proposed additions are indicated by underline, except that when the entire text of a bill or resolution or a section of a bill or resolution is new, it is not underlined.]*

Co-Sponsors: REP. GREEN, 1st Dist.

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