



General Assembly

**Amendment**

January Session, 2015

LCO No. 8830



Offered by:  
SEN. HWANG, 28<sup>th</sup> Dist.

To: Subst. House Bill No. 6757      File No. 880      Cal. No. 580

(As Amended by House Amendment Schedule "A")

**"AN ACT CONCERNING THE DISCLOSURE OF INFORMATION OF  
RENTAL HOUSING PROGRAM PARTICIPANTS."**

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

3      "Sec. 501. Section 8-13t of the general statutes is repealed and the  
4      following is substituted in lieu thereof (*Effective October 1, 2015*):

5      (a) A zoning commission shall prescribe, consistent with the  
6      provisions of sections 8-13m to 8-13x, inclusive, the form of an  
7      application for approval of an incentive housing development. The  
8      time for and procedures for receipt and processing of applications  
9      shall be as provided in chapters 124 and 126, as applicable. A zoning  
10     commission or its agent may, to the extent allowed by the Freedom of  
11     Information Act, conduct one or more preliminary or preapplication  
12     planning or workshop meetings with regard to an incentive housing  
13     zone or development. A zoning commission shall conduct a public

14 hearing in connection with an application for site plan or subdivision  
15 approval of an incentive housing development.

16 (b) The regulations of an incentive housing zone may require the  
17 applicant for approval of an incentive housing development to pay the  
18 cost of reasonable consulting fees for peer review of the technical  
19 aspects of the application for the benefit of the zoning commission.  
20 Such fees shall be accounted for separately by the municipality from  
21 other moneys and used only for expenses associated with the technical  
22 review of the application by consultants who are not otherwise  
23 salaried employees of the municipality or the zoning commission. Any  
24 amount in the account remaining after payment of all expenses for  
25 technical review, including any interest accrued, shall be returned to  
26 the applicant not later than forty-five days after the completion of the  
27 technical review.

28 (c) The regulations of the incentive housing zone may provide for  
29 the referral of a site plan or subdivision application to other agencies,  
30 boards or commissions of the municipality for comment. If a site plan  
31 or subdivision application is referred to another agency, board or  
32 commission, such agency, board or commission shall provide any  
33 comments within the time period contained in section 8-7d that is  
34 applicable to such application. The provisions of this section shall not  
35 be construed to affect any other referral required by the general  
36 statutes.

37 (d) An incentive housing development shall be approved by the  
38 zoning commission subject only to conditions that are necessary to (1)  
39 ensure substantial compliance of the proposed development with the  
40 requirements of the incentive housing zone regulations, design  
41 standards and, if applicable, subdivision regulations; or (2) mitigate  
42 any extraordinary adverse impacts of the development on nearby  
43 properties. An application may be denied only on the grounds: (A) The  
44 development does not meet the requirements set forth in the incentive  
45 housing zone regulations; (B) the applicant failed to submit  
46 information and fees required by the regulations and necessary for an

47 adequate and timely review of the design of the development or  
48 potential development impacts; or (C) it is not possible to adequately  
49 mitigate significant adverse project impacts on nearby properties by  
50 means of conditions acceptable to the applicant.

51 (e) The duration and renewal of an approval of an incentive housing  
52 development shall be governed by subsection (i) of section 8-3,  
53 subsection (j) of section 8-3, section 8-26c or section 8-26g, as  
54 applicable. The time to complete the work approved shall be extended  
55 (1) by the time required to adjudicate to final judgment any appeal  
56 from a decision of the commission on an incentive housing  
57 development site plan or subdivision plan or any required coordinate  
58 permit; (2) by the zoning commission if the applicant is actively  
59 pursuing other permits needed for the development; (3) if there is  
60 other good cause for the failure to complete such work; or (4) as  
61 provided in an approval for a multiphase development.

62 [(f) An applicant for approval of an incentive housing development  
63 within an approved incentive housing zone may not make such an  
64 application utilizing the provisions of section 8-30g.]

65 [(g)] (f) Approval of or amendment to regulations or design  
66 standards for an incentive housing zone or subzone, or site plan or  
67 subdivision approval of an incentive housing development, may be  
68 appealed to the Superior Court pursuant to the provisions of section 8-  
69 8 or 8-28.

70 Sec. 502. Section 8-37ff of the general statutes is repealed and the  
71 following is substituted in lieu thereof (*Effective from passage*):

72 The Department of Housing shall develop and maintain a  
73 comprehensive inventory of all assisted housing [, as defined in section  
74 8-30g.] in the state. The inventory shall identify all existing assisted  
75 rental units by type and funding source, and include, but not be  
76 limited to, information on tenant eligibility, rents charged, available  
77 subsidies, occupancy and vacancy rates, waiting lists and accessibility

78 features. In order to assist the department in the completion of the  
79 inventory, all owners of such housing units, both public and private,  
80 shall report accessible housing units to the database established and  
81 maintained under section 8-119x.

82 Sec. 503. Subsection (a) of section 51-344a of the general statutes is  
83 repealed and the following is substituted in lieu thereof (*Effective from*  
84 *passage*):

85 (a) Whenever the term "judicial district of Hartford-New Britain" or  
86 "judicial district of Hartford-New Britain at Hartford" is used or  
87 referred to in the following sections of the general statutes, it shall be  
88 deemed to mean or refer to the judicial district of Hartford on and after  
89 September 1, 1998: Sections 1-205, 1-206, 2-48, 3-21a, 3-62d, 3-70a, 3-  
90 71a, 4-61, 4-160, 4-164, 4-177b, 4-180, 4-183, 4-197, 5-202, 5-276a, [8-30g,]  
91 9-7a, 9-7b, 9-369b, 10-153e, 12-208, 12-237, 12-268l, 12-312, 12-330m, 12-  
92 405k, 12-422, 12-448, 12-454, 12-456, 12-463, 12-489, 12-522, 12-554, 12-  
93 565, 12-572, 12-586f, 12-597, 12-730, 13b-34, 13b-235, 13b-315, 13b-375,  
94 14-57, 14-66, 14-67u, 14-110, 14-195, 14-311, 14-311c, 14-324, 14-331, 15-  
95 125, 15-126, 16-41, 16a-5, 17b-60, 17b-100, 17b-238, 17b-531, 19a-85, 19a-  
96 86, 19a-123d, 19a-425, 19a-498, 19a-517, 19a-526, 19a-633, 20-12f, 20-13e,  
97 20-29, 20-40, 20-45, 20-59, 20-73a, 20-86f, 20-99, 20-114, 20-133, 20-154,  
98 20-156, 20-162p, 20-192, 20-195p, 20-202, 20-206c, 20-227, 20-238, 20-247,  
99 20-263, 20-271, 20-307, 20-341f, 20-363, 20-373, 20-404, 20-414, 21a-55,  
100 21a-190i, 22-7, 22-64, 22-228, 22-248, 22-254, 22-320d, 22-326a, 22-344b,  
101 22-386, 22a-6b, 22a-7, 22a-16, 22a-30, 22a-34, 22a-53, 22a-60, 22a-62, 22a-  
102 63, 22a-66h, 22a-106a, 22a-119, 22a-180, 22a-182a, 22a-184, 22a-220a,  
103 22a-220d, 22a-225, 22a-226, 22a-226c, 22a-227, 22a-250, 22a-255l, 22a-  
104 276, 22a-310, 22a-342a, 22a-344, 22a-361a, 22a-374, 22a-376, 22a-408,  
105 22a-430, 22a-432, 22a-438, 22a-449f, 22a-449g, 22a-459, 23-5e, 23-65m,  
106 25-32e, 25-36, 28-5, 29-143j, 29-158, 29-161z, 29-323, 30-8, 31-109, 31-  
107 249b, 31-266, 31-266a, 31-270, 31-273, 31-284, 31-285, 31-339, 31-355a,  
108 31-379, 35-3c, 35-42, 36a-186, 36a-187, 36a-471a, 36a-494, 36a-587, 36a-  
109 647, 36a-684, 36a-718, 36a-807, 36b-26, 36b-27, 36b-30, 36b-50, 36b-71,  
110 36b-72, 36b-74, 36b-76, 38a-41, 38a-52, 38a-134, 38a-139, 38a-140, 38a-

111 147, 38a-150, 38a-185, 38a-209, 38a-225, 38a-226b, 38a-241, 38a-337, 38a-  
112 470, 38a-620, 38a-657, 38a-687, 38a-774, 38a-776, 38a-817, 38a-843, 38a-  
113 868, 38a-906, 38a-994, 42-103c, 42-110d, 42-110k, 42-110p, 42-182, 46a-5,  
114 46a-56, 46a-100, 47a-21, 49-73, 51-44a, 51-81b, 51-194, 52-146j, 53-392d  
115 and 54-211a.

116 Sec. 504. Section 12-81bb of the general statutes is repealed and the  
117 following is substituted in lieu thereof (*Effective from passage*):

118 (a) As used in this section:

119 (1) "Residential property" means a single parcel of property on  
120 which is situated a single-family residence or a multi-family building;

121 (2) "Affordable housing deed restrictions" means deed restrictions  
122 filed on the land records of the municipality, containing covenants or  
123 restrictions that require such single-family residence or the dwelling  
124 units in such multi-family building to be sold or rented only to persons  
125 or families whose income is less than or equal to eighty per cent of the  
126 area median income or the state median income, whichever is less, and  
127 that shall constitute "affordable housing" within the meaning of section  
128 8-39a; and

129 [(3) "Long term" means a time period no shorter in duration than the  
130 minimum time period for affordability covenants or restrictions in  
131 deeds pursuant to subsection (a) of section 8-30g; and]

132 [(4)] (3) "Binding" means not subject to revocation, either by the  
133 owner or a subsequent owner acting unilaterally, or by the owner or a  
134 subsequent owner acting jointly with others, until the expiration of the  
135 long-term deed restriction time period and enforceable for the  
136 duration of the long-term deed restriction time period both by the  
137 municipality and by any resident of the municipality.

138 (b) Any municipality may, by ordinance adopted by its legislative  
139 body, provide property tax credits to owners of residential property  
140 who place [long-term,] binding affordable housing deed restrictions on

141 such residential property in accordance with the provisions of this  
142 section.

143 Sec. 505. Subsection (a) of section 8-37qqq of the general statutes is  
144 repealed and the following is substituted in lieu thereof (*Effective from*  
145 *passage*):

146 (a) Annually, on or before March thirty-first, the Commissioner of  
147 Housing shall submit a report to the Governor and the General  
148 Assembly, in accordance with the provisions of section 11-4a. Not later  
149 than thirty days after submission of the report to the Governor and the  
150 General Assembly, said commissioner shall post the report on the  
151 Department of Housing's Internet web site. Such report shall include,  
152 but not be limited to, the following information with regard to the  
153 activities of the Department of Housing during the preceding state  
154 fiscal year:

155 (1) An analysis of the community development portfolio of the  
156 department, including:

157 (A) A list of the names, addresses and locations of all recipients of  
158 the department's assistance;

159 (B) The following information concerning each recipient of such  
160 assistance: (i) Amount of state investment, (ii) a summary of the terms  
161 and conditions for the department's assistance, including the type and  
162 amount of state financial assistance, and (iii) the amount of  
163 investments from private and other nonstate resources that have been  
164 leveraged by such assistance; and

165 (C) An investment analysis, including (i) total active portfolio value,  
166 (ii) total investments made in the preceding state fiscal year, (iii) total  
167 portfolio by municipality, (iv) total investments made in the preceding  
168 state fiscal year categorized by municipality, (v) total portfolio  
169 leverage ratio, and (vi) leverage ratio of the total investments made in  
170 the preceding state fiscal year.

171 (2) With regard to the department's housing-development-related  
172 functions and activities:

173 (A) A brief description and assessment of the state's housing market  
174 during the preceding state fiscal year, utilizing the most recent and  
175 reasonably available data, including, but not limited to, (i) a brief  
176 description of the significant characteristics of such market, including  
177 supply, demand and condition and cost of housing, and (ii) any other  
178 information that the commissioner deems appropriate;

179 (B) A comprehensive assessment of current and future needs for  
180 rental assistance under section 8-119kk for housing projects for the  
181 elderly and disabled, in consultation with the Connecticut Housing  
182 Finance Authority;

183 (C) An analysis of the progress of the public and private sectors  
184 toward meeting housing needs in the state, using building permit data  
185 from the United States Census Bureau and demolition data from  
186 Connecticut municipalities; and

187 [(D) A list of municipalities that meet the affordable housing criteria  
188 set forth in subsection (k) of section 8-30g and in regulations adopted  
189 by the commissioner pursuant to said section. For the purpose of  
190 determining the percentage required by subsection (k) of said section,  
191 the commissioner shall use as the denominator the number of dwelling  
192 units in the municipality, as reported in the most recent United States  
193 decennial census; and]

194 [(E)] (D) A statement of the department's housing development  
195 objectives, measures of program success and standards for granting  
196 financial and nonfinancial assistance under programs administered by  
197 said commissioner.

198 (3) A presentation of the state-funded housing development  
199 portfolio of the department, including:

200 (A) A list of the names, addresses and locations of all recipients of

201 such assistance; and

202 (B) For each such recipient, (i) a summary of the terms and  
203 conditions for the assistance, including the type and amount of state  
204 financial assistance, (ii) the amount of investments from private and  
205 other nonstate sources that have been leveraged by the assistance, (iii)  
206 the number of new units to be created and the number of units to be  
207 preserved at the time of the application, and (iv) the number of actual  
208 new units created and number of units preserved.

209 (4) An analysis of the state-funded housing development portfolio  
210 of the department, including:

211 (A) An investment analysis, including the (i) total active portfolio  
212 value, (ii) total investment made in the preceding state fiscal year, (iii)  
213 portfolio dollar per new unit created, (iv) estimated dollars per new  
214 unit created for projects receiving an assistance award in the preceding  
215 state fiscal year, (v) portfolio dollars per unit preserved, (vi) estimated  
216 dollar per unit preserved for projects receiving an assistance award in  
217 the preceding state fiscal year, (vii) portfolio leverage ratio, and (viii)  
218 leverage ratio for housing development investments made in the  
219 preceding state fiscal year; and

220 (B) A production and preservation analysis, including (i) the total  
221 number of units created, itemized by municipality, for the total  
222 portfolio and projects receiving an assistance award in the preceding  
223 state fiscal year, (ii) the total number of elderly units created for the  
224 total portfolio and for projects receiving an assistance award in the  
225 preceding state fiscal year, (iii) the total number of family units created  
226 for the total portfolio and for projects receiving an assistance award in  
227 the preceding state fiscal year, (iv) the total number of units preserved,  
228 itemized by municipality, for the total portfolio and projects receiving  
229 an assistance award in the preceding state fiscal year, (v) the total  
230 number of elderly units preserved for the total portfolio and for  
231 projects receiving an assistance award in the preceding state fiscal  
232 year, (vi) the total number of family units preserved for the total

233 portfolio and for projects receiving an assistance award in the  
234 preceding state fiscal year, (vii) an analysis by income group of  
235 households served by the department's housing construction,  
236 substantial rehabilitation, purchase and rental assistance programs, for  
237 each housing development, if applicable, and for each program,  
238 including number of households served under each program by race  
239 and data for all households, and (viii) a summary of the department's  
240 efforts in promoting fair housing choice and racial and economic  
241 integration, including data on the racial composition of the occupants  
242 and persons on the waiting list of each housing project that is assisted  
243 under any housing program established by the general statutes or a  
244 special act or that is supervised by the department, provided no  
245 information shall be required to be disclosed by any occupant or  
246 person on a waiting list for the preparation of such summary. As used  
247 in this subparagraph, "elderly units" means dwelling units for which  
248 occupancy is restricted by age, and "family units" means dwelling  
249 units for which occupancy is not restricted by age.

250 (5) An economic impact analysis of the department's housing  
251 development efforts and activities, including, but not limited to:

252 (A) The contribution of such efforts and activities to the gross state  
253 product;

254 (B) The direct and indirect employment created by the investments  
255 for the total housing development portfolio and for any investment  
256 activity for such portfolio occurring in the preceding state fiscal year;  
257 and

258 (C) Personal income in the state.

259 (6) With regard to the Housing Trust Fund and Housing Trust Fund  
260 program, as those terms are defined in section 8-336m:

261 (A) Activities for the prior fiscal year of the Housing Trust Fund and  
262 the Housing Trust Fund program; and

263 (B) The efforts of the department to obtain private support for the  
 264 Housing Trust Fund and the Housing Trust Fund program.

265 (7) With regard to the department's energy conservation loan  
 266 program:

267 (A) The number of loans or deferred loans made during the  
 268 preceding fiscal year under each component of such program and the  
 269 total amount of the loans or deferred loans made during such fiscal  
 270 year under each such component;

271 (B) A description of each step of the loan or deferred loan  
 272 application and review process;

273 (C) The location of each loan or deferred loan application intake site  
 274 for such program;

275 (D) The average time period for the processing of loan or deferred  
 276 loan applications during such fiscal year; and

277 (E) The total administrative expenses of such program for such  
 278 fiscal year.

279 (8) A summary of the total social and economic impact of the  
 280 department's efforts and activities in the areas of community and  
 281 housing development, and an assessment of the department's  
 282 performance in terms of meeting its stated goals and objectives.

283 Sec. 506. Sections 8-30g to 8-30i, inclusive, of the general statutes are  
 284 repealed. (*Effective from passage*)"

This act shall take effect as follows and shall amend the following sections:		
Sec. 501	<i>October 1, 2015</i>	8-13t
Sec. 502	<i>from passage</i>	8-37ff
Sec. 503	<i>from passage</i>	51-344a(a)
Sec. 504	<i>from passage</i>	12-81bb

---

Sec. 505	<i>from passage</i>	8-37qqq(a)
Sec. 506	<i>from passage</i>	Repealer section