



General Assembly

Amendment

January Session, 2015

LCO No. 8966



Offered by:

REP. KUPCHICK, 132nd Dist.

REP. FRANCE, 42nd Dist.

To: Senate Bill No. 892

File No. 34

Cal. No. 513

"AN ACT CONCERNING HOUSING DEVELOPMENTS WITHIN INCENTIVE HOUSING ZONES."

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 general statutes is
4 repealed and the following is substituted in lieu thereof (*Effective*
5 *October 1, 2015*):

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 (1) the proposed
9 development which the subject of the application contains less than
10 four affordable dwelling units, or (2) the real property which is the
11 subject of the application is located in a municipality in which at least
12 ten per cent of all dwelling units in the municipality are [(1)] (A)
13 assisted housing, or [(2)] (B) currently financed by Connecticut

14 Housing Finance Authority mortgages, or [(3)] (C) subject to binding
 15 recorded deeds containing covenants or restrictions which require that
 16 such dwelling units be sold or rented at, or below, prices which will
 17 preserve the units as housing for which persons and families pay thirty
 18 per cent or less of income, where such income is less than or equal to
 19 eighty per cent of the median income, or [(4)] (D) mobile manufactured
 20 homes located in mobile manufactured home parks or legally
 21 approved accessory apartments, which homes or apartments are
 22 subject to binding recorded deeds containing covenants or restrictions
 23 which require that such dwelling units be sold or rented at, or below,
 24 prices which will preserve the units as housing for which, for a period
 25 of not less than ten years, persons and families pay thirty per cent or
 26 less of income, where such income is less than or equal to eighty per
 27 cent of the median income. The municipalities meeting the criteria set
 28 forth in this subsection shall be listed in the report submitted under
 29 section 8-37qqq. As used in subparagraph (D) of subdivision (2) of this
 30 subsection, "accessory apartment" means a separate living unit that
 31 [(A)] (i) is attached to the main living unit of a house, which house has
 32 the external appearance of a single-family residence, [(B)] (ii) has a full
 33 kitchen, [(C)] (iii) has a square footage that is not more than thirty per
 34 cent of the total square footage of the house, [(D)] (iv) has an internal
 35 doorway connecting to the main living unit of the house, [(E)] (v) is not
 36 billed separately from such main living unit for utilities, and [(F)] (vi)
 37 complies with the building code and health and safety regulations."

This act shall take effect as follows and shall amend the following sections:		
Sec. 501	October 1, 2015	8-30g(k)