



General Assembly

January Session, 2017

**Proposed Bill No. 6880**

LCO No. 2983



Referred to Committee on HOUSING

Introduced by:

REP. KUPCHICK, 132<sup>nd</sup> Dist.

SEN. HWANG, 28<sup>th</sup> Dist.

REP. DEVLIN, 134<sup>th</sup> Dist.

**AN ACT CONCERNING THE AFFORDABLE HOUSING APPEALS  
PROCEDURE.**

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

- 1 That section 8-30g of the general statutes be amended to (1) account
- 2 for small parcels and population density, (2) require the Commissioner
- 3 of Housing to issue a certificate of affordable housing completion to
- 4 any municipality that has one or more completed affordable housing
- 5 developments that create housing unit-equivalent points equal to (A)
- 6 the lower of one and one-half per cent of all dwelling units in the
- 7 municipality or fifty housing unit-equivalent points, or (B) three-
- 8 fourths of one per cent of all dwelling units in the municipality,
- 9 provided the municipality has an affordable housing plan that is
- 10 approved by the municipal agency exercising zoning or planning
- 11 authority, (3) limit the number of times a developer may use the
- 12 affordable housing appeals procedure, (4) account for historic homes
- 13 and historic districts in a municipality, (5) prohibit a developer from
- 14 filing an affordable housing application with a municipality for a

15 period of one year if the developer has already filed a related  
16 application for the same property with such municipality, (6) provide  
17 municipalities that contain affordable housing for senior citizens and  
18 other groups with housing unit-equivalent points, (7) prohibit a  
19 developer that is subject to a property tax lien in a municipality from  
20 filing an affordable housing application in such municipality, unless  
21 the municipality waives such prohibition, (8) create a three-person  
22 panel to hear all affordable housing appeals, (9) limit the applicability  
23 of the affordable housing appeals procedure to affordable housing  
24 developments that contain fifty or more dwelling units, (10) require a  
25 fixed percentage of open space in each affordable housing  
26 development, and (12) award housing unit-equivalent points to  
27 municipalities for housing developed in incentive housing zones.

***Statement of Purpose:***

To modify the affordable housing appeals procedure under section 8-30g of the general statutes.