



House of Representatives

File No. 940

General Assembly

January Session, 2019

(Reprint of File No. 151)

Substitute House Bill No. 7226
As Amended by House Amendment
Schedule "A"

Approved by the Legislative Commissioner
May 20, 2019

AN ACT CONCERNING AFFORDABLE HOUSING FOR EDUCATORS.

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

1 Section 1. (NEW) (*Effective October 1, 2019*) Any municipality may,
2 by ordinance adopted by its legislative body, establish and implement
3 programs to address the housing needs of teachers or other school
4 employees who face challenges in securing affordable housing, as
5 defined in section 8-39a of the general statutes. To the extent feasible, a
6 municipality may establish and implement programs to (1) leverage
7 federal, state and local public, private and nonprofit funds and fiscal
8 resources available to affordable housing developers; (2) promote
9 public and private partnerships; or (3) foster innovative financing
10 opportunities.

This act shall take effect as follows and shall amend the following sections:

Section 1	<i>October 1, 2019</i>	New section
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The following Fiscal Impact Statement and Bill Analysis are prepared for the benefit of the members of the General Assembly, solely for purposes of information, summarization and explanation and do not represent the intent of the General Assembly or either chamber thereof for any purpose. In general, fiscal impacts are based upon a variety of informational sources, including the analyst's professional knowledge. Whenever applicable, agency data is consulted as part of the analysis, however final products do not necessarily reflect an assessment from any specific department.

OFA Fiscal Note

State Impact: None

Municipal Impact:

Municipalities	Effect	FY 20 \$	FY 21 \$
Various Municipalities	Potential Cost	See Below	See Below

Explanation

The bill allows municipalities to establish and implement programs to address the housing needs of teachers and other school employees. A municipality that chooses to establish such a program would incur a cost to administer the program. Any other impact to a municipality would vary based on the implementation of the program.

House "A" strikes the underlying bill and results in the above identified fiscal impact.

The Out Years

The annualized ongoing fiscal impact identified above would continue into the future subject to inflation.

OLR Bill Analysis**sHB 7226 (as amended by House "A")******AN ACT ESTABLISHING A PILOT PROGRAM TO PROVIDE INCENTIVES FOR EDUCATORS TO LIVE IN CERTAIN MUNICIPALITIES.*****SUMMARY**

This bill authorizes municipalities to establish programs, by ordinance adopted by their legislative bodies, to address the housing needs of teachers and school employees who may not have access to "affordable housing" (i.e., housing for which people and families with annual incomes at or below the area median income for the municipality where the housing is located pay no more than 30% of their annual income). Programs established under the bill, to the extent feasible, may (1) leverage public, private, and nonprofit financing available to affordable housing developers; (2) promote public and private partnerships; or (3) foster innovative financing opportunities.

EFFECTIVE DATE: October 1, 2019

*House Amendment "A" replaces the underlying bill, which established a pilot program providing housing for educators teaching in alliance districts.

COMMITTEE ACTION

Housing Committee

Joint Favorable Substitute

Yea 13 Nay 1 (03/07/2019)