



House of Representatives

General Assembly

File No. 414

January Session, 2021

Substitute House Bill No. 6570

House of Representatives, April 13, 2021

The Committee on Transportation reported through REP. LEMAR of the 96th Dist., Chairperson of the Committee on the part of the House, that the substitute bill ought to pass.

AN ACT CONCERNING TRANSIT-ORIENTED DEVELOPMENT.

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

1 Section 1. (*Effective from passage*) (a) On or before October 1, 2021, the
2 Commissioner of Transportation, in consultation with the
3 Commissioner of Housing, shall (1) (A) identify five passenger railroad
4 stations or bus rapid transit stations where the associated parking lot is
5 owned by the state, and (B) issue a request for information for the
6 construction of transit-oriented development on such parking lots,
7 provided the same number of parking spaces will be maintained and at
8 least twenty per cent of the development will be affordable housing, as
9 defined in section 8-39a of the general statutes; and (2) (A) identify five
10 parcels owned by the state and located within a one-half mile radius of
11 a passenger railroad station or bus rapid transit station, and (B) issue a
12 request for information for the construction of transit-oriented
13 development on such parcels, provided at least twenty per cent of the
14 development will be affordable housing.

15 (b) On or before February 1, 2022, the Commissioner of

16 Transportation shall submit, in accordance with section 11-4a of the
17 general statutes, a summary of the responses to the requests for
18 information, along with any recommendations, to the joint standing
19 committee of the General Assembly having cognizance of matters
20 relating to transportation.

21 Sec. 2. Section 8-30j of the general statutes is repealed and the
22 following is substituted in lieu thereof (*Effective July 1, 2021*):

23 (a) [At] Not later than July 1, 2022, and at least once every five years
24 thereafter, each municipality shall prepare or amend and adopt an
25 affordable housing plan for the municipality. Such plan shall (1) specify
26 how the municipality intends to increase the number of affordable
27 housing developments in the municipality, and (2) identify all parcels
28 in the municipality that are owned by either the municipality or the state
29 and located within a one-half mile radius of a passenger railroad station
30 or bus rapid transit station, the size of any such parcel and any known
31 environmental issues regarding any such parcel.

32 (b) The municipality may hold public informational meetings or
33 organize other activities to inform residents about the process of
34 preparing the plan. If the municipality holds a public hearing, at least
35 thirty-five days prior to the public hearing on the adoption, the
36 municipality shall file in the office of the town clerk of such municipality
37 a copy of such draft plan or any amendments to the plan, and if
38 applicable, post such draft plan on the Internet web site of the
39 municipality. After adoption of the plan, the municipality shall file the
40 final plan in the office of the town clerk of such municipality and, if
41 applicable, post the plan on the Internet web site of the municipality.

42 (c) Following adoption, the municipality shall regularly review and
43 maintain such plan. The municipality may adopt such geographical,
44 functional or other amendments to the plan or parts of the plan, in
45 accordance with the provisions of this section, as it deems necessary. If
46 the municipality fails to amend such plan every five years, the chief
47 elected official of the municipality shall submit a letter to the
48 Commissioner of Housing that explains why such plan was not

49 amended.

This act shall take effect as follows and shall amend the following sections:		
Section 1	<i>from passage</i>	New section
Sec. 2	<i>July 1, 2021</i>	8-30j

TRA *Joint Favorable Subst.*

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: None

Explanation

The bill requires the Department of Transportation (DOT) to issue requests for information (RFIs) for the construction of transit-oriented development, at least 20% of which must be affordable housing, on certain state properties near railroad or bus rapid transit stations. The bill requires DOT to submit a summary of responses and any recommendations to the Transportation Committee. This is not expected to result in a fiscal impact because issuing RFIs is within DOT's expertise.

The bill also requires municipalities, in the affordable housing plans required by CGS Sec. 8-30j, to provide information regarding municipal- or state-owned property near transit stations. This is not expected to result in a fiscal impact because municipalities are already required to prepare these plans.

The Out Years

State Impact: None

Municipal Impact: None

OLR Bill Analysis**sHB 6570*****AN ACT CONCERNING TRANSIT-ORIENTED DEVELOPMENT.*****SUMMARY**

This bill requires the Department of Transportation to identify certain state property suitable for transit-oriented development (TOD) and obtain certain information on developing the properties. Specifically, it must do the following:

1. by October 1, 2021, identify, in consultation with the Department of Housing (DOH), five passenger rail or bus rapid transit stations with state-owned parking lots and five state-owned parcels located within a half mile radius of a passenger rail or bus rapid transit station;
2. issue, by the same deadline and in consultation with DOH, requests for information (RFIs) for TOD on the lots and parcels, provided that at least 20% of the development is affordable housing; and
3. report, by February 1, 2022, to the Transportation Committee a summary of the RFI responses and any recommendations.

The bill requires municipalities to include certain information in the affordable housing plans that state law requires them to adopt at least every five years. Specifically, a municipality must (1) identify all parcels within its borders that it or the state owns and that are located within a one-half mile radius of a passenger rail or bus rapid transit station and (2) list the size of each parcel identified and any known environmental issues.

The bill also (1) specifically requires municipalities to adopt their first

affordable housing plan by July 1, 2022, (the plan requirement was enacted in 2017) and (2) requires that any plan that has already been adopted be amended to include the information the bill requires by that date.

EFFECTIVE DATE: Upon passage for the provision on RFIs, and July 1, 2021, for the affordable housing plan provision.

AFFORDABLE HOUSING

Under the bill, with respect to RFIs for TOD on state-owned lots, “affordable housing” means housing for which people and families pay 30% or less of their annual income when this income is less than or equal to the area median income for the municipality in which the housing is located, as determined by the U.S. Department of Housing and Urban Development.

BACKGROUND

Related Bill

sHB 6107, favorably reported by the Planning and Development Committee, (1) specifies that municipalities must prepare and adopt their first affordable housing plans by June 1, 2022, and (2) makes other changes to plan requirements.

COMMITTEE ACTION

Transportation Committee

Joint Favorable Substitute
Yea 21 Nay 14 (03/26/2021)