



General Assembly

Amendment

January Session, 2021

LCO No. 8976



Offered by:
REP. ZULLO, 99th Dist.

To: Subst. House Bill No. 6107 File No. 541 Cal. No. 385

(As Amended by House Amendment Schedule "A")

"AN ACT CONCERNING THE REORGANIZATION OF THE ZONING ENABLING ACT AND THE PROMOTION OF MUNICIPAL COMPLIANCE."

1 Strike subsection (f) of section 13 in its entirety and substitute the
2 following in lieu thereof:

3 "(f) (1) Except as provided in subdivision (2) of this subsection, not
4 later than January 1, 2022, and not later than January 1, 2023, the
5 commission shall submit a report to the joint standing committees of the
6 General Assembly having cognizance of matters relating to planning
7 and development, environment, housing and transportation and to the
8 Secretary of the Office of Policy and Management, in accordance with
9 the provisions of section 11-4a of the general statutes, regarding the
10 following:

11 (A) Any recommendations for statutory changes concerning the
12 process for developing, adopting and implementing the state plan of

13 conservation and development;

14 (B) Any recommendations for (i) statutory changes concerning the
15 process for developing and adopting the state's consolidated plan for
16 housing and community development prepared pursuant to section 8-
17 37t of the general statutes, and (ii) implementation of such plan;

18 (C) Any recommendations (i) for guidelines and incentives for
19 compliance with (I) the requirements for affordable housing plans
20 prepared pursuant to section 8-30j of the general statutes, as amended
21 by this act, and (II) subdivisions (4) to (6), inclusive, of subsection (b) of
22 section 8-2 of the general statutes, as amended by this act, and (ii) as to
23 how such compliance should be determined, as well as the form and
24 manner in which evidence of such compliance should be demonstrated.
25 Nothing in this subparagraph may be construed as permitting any
26 municipality to delay the preparation or amendment and adoption of
27 an affordable housing plan, and the submission of a copy of such plan
28 to the Secretary of the Office of Policy and Management, beyond the
29 date set forth in subsection (a) of section 8-30j of the general statutes, as
30 amended by this act;

31 (D) (i) Existing categories of discharge that constitute (I) alternative
32 on-site sewage treatment systems, as described in section 19a-35a of the
33 general statutes, (II) subsurface community sewerage systems, as
34 described in section 22a-430 of the general statutes, and (III)
35 decentralized systems, as defined in section 7-245 of the general statutes,
36 as amended by this act, (ii) current administrative jurisdiction to issue
37 or deny permits and approvals for such systems, with reference to daily
38 capacities of such systems, and (iii) the potential impacts of increasing
39 the daily capacities of such systems, including changes in administrative
40 jurisdiction over such systems and the timeframe for adoption of
41 regulations to implement any such changes in administrative
42 jurisdiction;

43 (E) (i) Development of model design guidelines for both buildings
44 and context-appropriate streets that municipalities may adopt, in whole

45 or in part, as part of their zoning or subdivision regulations, which
46 guidelines shall (I) identify common architectural and site design
47 features of building types used in urban, suburban and rural
48 communities throughout this state, (II) create a catalogue of common
49 building types, particularly those typically associated with housing, (III)
50 establish reasonable and cost-effective design review standards for
51 approval of common building types, accounting for topography,
52 geology, climate change and infrastructure capacity, (IV) establish
53 procedures for expediting the approval of buildings or streets that
54 satisfy such design review standards, whether for zoning or subdivision
55 regulations, and (V) create a design manual for context-appropriate
56 streets that complement common building types, and (ii) development
57 and implementation by the regional councils of governments of an
58 education and training program for the delivery of such model design
59 guidelines for both buildings and context-appropriate streets;

60 (F) (i) Causes of disinvestment in, and depopulation from, the state's
61 urban areas and low-income communities, and (ii) development of an
62 actionable strategic plan to increase economic opportunity and private-
63 sector investment in such areas and communities, with specific
64 emphases on (I) rehabilitation of existing housing stock, (II) new
65 housing development, at all price points, and (III) job creation;

66 (G) Impacts of the state's economic development policies on
67 employer location and access to jobs by employees and potential
68 employees, particularly by populations with above-average rates of
69 poverty and unemployment;

70 (H) Current state and federal homebuyer assistance programs, with
71 an emphasis on identifying gaps and impediments in such programs
72 and opportunities to expand the reach of such programs to underserved
73 areas and populations;

74 (I) Potential updates to state and local building codes to provide for
75 lower-cost construction, including, but not limited to, modular and
76 three-dimensionally printed housing; and

77 (J) Creation of a pilot program for environmentally-conscious
78 mortgages, in conjunction with the Connecticut Housing Finance
79 Authority or the Connecticut Green Bank.

80 (2) If the commission is unable to meet the January 1, 2022, deadline
81 set forth in subdivision (1) of this subsection for the submission of the
82 report described in said subdivision, the cochairpersons shall request
83 from the speaker of the House of Representatives and president pro
84 tempore of the Senate an extension of time for such submission and shall
85 submit an interim report.

86 (3) The commission shall terminate on the date it submits its final
87 report or January 1, 2023, whichever is later."