



General Assembly

**Amendment**

January Session, 2021

LCO No. 9498



Offered by:

SEN. FORMICA, 20<sup>th</sup> Dist.  
SEN. HWANG, 28<sup>th</sup> Dist.  
SEN. CHAMPAGNE, 35<sup>th</sup> Dist.  
SEN. CICARELLA, 34<sup>th</sup> Dist.  
SEN. SOMERS, 18<sup>th</sup> Dist.

To: Subst. House Bill No. 6107

File No. 716

Cal. No. 477

**"AN ACT CONCERNING THE ZONING ENABLING ACT, ACCESSORY APARTMENTS, TRAINING FOR CERTAIN LAND USE OFFICIALS, MUNICIPAL AFFORDABLE HOUSING PLANS AND A COMMISSION ON CONNECTICUT'S DEVELOPMENT AND FUTURE."**

1 Strike section 7 in its entirety and substitute the following in lieu  
2 thereof:

3 "Sec. 7. Subsection (k) of section 8-30g of the general statutes is  
4 repealed and the following is substituted in lieu thereof (*Effective October*  
5 *1, 2021*):

6 (k) The affordable housing appeals procedure established under this  
7 section shall not be available if the real property which is the subject of  
8 the application is located in a municipality in which at least ten per cent  
9 of all dwelling units in the municipality are (1) assisted housing, (2)

10 currently financed by Connecticut Housing Finance Authority  
11 mortgages, (3) subject to binding recorded deeds containing covenants  
12 or restrictions which require that such dwelling units be sold or rented  
13 at, or below, prices which will preserve the units as housing for which  
14 persons and families pay thirty per cent or less of income, where such  
15 income is less than or equal to eighty per cent of the median income, (4)  
16 mobile manufactured homes located in mobile manufactured home  
17 parks, [or legally approved accessory apartments, which homes or  
18 apartments] which homes are subject to binding recorded deeds  
19 containing covenants or restrictions which require that such dwelling  
20 units be sold or rented at, or below, prices which will preserve the units  
21 as housing for which, for a period of not less than ten years, persons and  
22 families pay thirty per cent or less of income, where such income is less  
23 than or equal to eighty per cent of the median income, [or] (5) mobile  
24 manufactured homes located in resident-owned mobile manufactured  
25 home parks, or (6) legally approved accessory apartments that are sold  
26 or rented at, or below, prices which will preserve the apartments as  
27 housing for which persons and families pay thirty per cent or less of  
28 income, where such income is less than or equal to eighty per cent of the  
29 median income. The municipalities meeting the criteria set forth in this  
30 subsection shall be listed in the report submitted under section 8-37qqq.  
31 As used in this subsection, "accessory apartment" [means a separate  
32 living unit that (A) is attached to the main living unit of a house, which  
33 house has the external appearance of a single-family residence, (B) has  
34 a full kitchen, (C) has a square footage that is not more than thirty per  
35 cent of the total square footage of the house, (D) has an internal doorway  
36 connecting to the main living unit of the house, (E) is not billed  
37 separately from such main living unit for utilities, and (F) complies with  
38 the building code and health and safety regulations] has the same  
39 meaning as provided in section 8-1a, as amended by this act, and  
40 "resident-owned mobile manufactured home park" means a mobile  
41 manufactured home park consisting of mobile manufactured homes  
42 located on land that is deed restricted, and, at the time of issuance of a  
43 loan for the purchase of such land, such loan required seventy-five per  
44 cent of the units to be leased to persons with incomes equal to or less

45 than eighty per cent of the median income, and either [(i)] (A) forty per  
46 cent of said seventy-five per cent to be leased to persons with incomes  
47 equal to or less than sixty per cent of the median income, or [(ii)] (B)  
48 twenty per cent of said seventy-five per cent to be leased to persons with  
49 incomes equal to or less than fifty per cent of the median income."