



**Substitute House Bill No. 5153**

**Public Act No. 24-86**

**AN ACT CONCERNING ELIGIBILITY FOR WORKFORCE HOUSING DEVELOPMENT PROJECTS.**

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

Section 1. Subsection (a) of section 8-395 of the 2024 supplement to the general statutes, as amended by section 30 of public act 23-207, is repealed and the following is substituted in lieu thereof (*Effective June 1, 2024*):

(a) As used in this section, (1) "business firm" means (A) any business entity authorized to do business in the state and subject to the corporation business tax imposed under chapter 208, [or] (B) any company subject to a tax imposed under chapter 207, [or] (C) any air carrier subject to the air carriers tax imposed under chapter 209, [or] (D) any railroad company subject to the railroad companies tax imposed under chapter 210, [or] (E) any regulated telecommunications service, express, cable or community antenna television company subject to the regulated telecommunications service, express, cable and community antenna television companies tax imposed under chapter 211, or (F) any utility company subject to the utility companies tax imposed under chapter 212, (2) "nonprofit corporation" means a nonprofit corporation incorporated pursuant to chapter 602 or any predecessor statutes thereto, having as one of its purposes the construction, rehabilitation,

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ownership or operation of housing and having articles of incorporation approved by the executive director of the Connecticut Housing Finance Authority in accordance with regulations adopted pursuant to section 8-79a or 8-84, (3) "workforce housing development project" or "project" means the construction or substantial rehabilitation of dwelling units for rental housing where (A) ten per cent of the units are affordable housing, (B) ~~[forty]~~ fifty per cent of the units are rented to the workforce population designated by the developer, in consultation with the municipality where such project is located, and (C) ~~[fifty]~~ forty per cent of the units are rented at a market rate and includes, but is not limited to, an eligible workforce housing opportunity development project, as defined in section 8-395a, as amended by this act, (4) "affordable housing" means rental housing for which persons and families pay thirty per cent or less of their annual income, where such income is less than or equal to the area median income for the municipality in which such housing is located, as determined by the United States Department of Housing and Urban Development, (5) "substantial rehabilitation" means either (A) the costs of any repair, replacement or improvement to a building that exceeds twenty-five per cent of the value of such building after the completion of all such repairs, replacements or improvements, or (B) the replacement of two or more of the following: (i) Roof structures, (ii) ceilings, (iii) wall or floor structures, (iv) foundations, (v) plumbing systems, (vi) heating and air conditioning systems, or (vii) electrical systems, and (6) "market rate" means the rental income that such unit would most probably command on the open market as indicated by present rentals being paid for comparable space in the area where the unit is located.

Sec. 2. Subsection (e) of section 8-395a of the 2024 supplement to the general statutes is repealed and the following is substituted in lieu thereof (*Effective June 1, 2024*):

(e) The developer shall obtain the approval of the zoning commission,

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as defined in section 8-13m, of the municipality and of any other applicable municipal agency for the proposed workforce housing opportunity development project. After all such approvals are granted, the municipality may, not later than thirty days after such approval, by vote of its legislative body or, in a municipality where the legislative body is a town meeting, by vote of the board of selectmen, designate the workforce population that [forty] fifty per cent of the project shall be dedicated to. Such designation may include volunteer firefighters, teachers, police officers, emergency medical personnel or other professions of persons working in the municipality. If the municipality does not vote within such time period, the developer shall designate the workforce population.

Approved May 30, 2024