



General Assembly

February Session, 2024

**Substitute Bill No. 5153**



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

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

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3 repealed and the following is substituted in lieu thereof (*Effective from*  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

5 (a) As used in this section, (1) "business firm" means (A) any business  
6 entity authorized to do business in the state and subject to the  
7 corporation business tax imposed under chapter 208, [or] (B) any  
8 company subject to a tax imposed under chapter 207, [or] (C) any air  
9 carrier subject to the air carriers tax imposed under chapter 209, [or] (D)  
10 any railroad company subject to the railroad companies tax imposed  
11 under chapter 210, [or] (E) any regulated telecommunications service,  
12 express, cable or community antenna television company subject to the  
13 regulated telecommunications service, express, cable and community  
14 antenna television companies tax imposed under chapter 211, or (F) any  
15 utility company subject to the utility companies tax imposed under  
16 chapter 212, (2) "nonprofit corporation" means a nonprofit corporation  
17 incorporated pursuant to chapter 602 or any predecessor statutes  
18 thereto, having as one of its purposes the construction, rehabilitation,  
19 ownership or operation of housing and having articles of incorporation

20 approved by the executive director of the Connecticut Housing Finance  
 21 Authority in accordance with regulations adopted pursuant to section  
 22 8-79a or 8-84, (3) "workforce housing development project" or "project"  
 23 means the construction or substantial rehabilitation of dwelling units for  
 24 rental housing where (A) ten per cent of the units are affordable  
 25 housing, (B) [forty] fifty per cent of the units are rented to the workforce  
 26 population designated by the developer, in consultation with the  
 27 municipality where such project is located, and (C) [fifty] forty per cent  
 28 of the units are rented at a market rate and includes, but is not limited  
 29 to, an eligible workforce housing opportunity development project, as  
 30 defined in section 8-395a, (4) "affordable housing" means rental housing  
 31 for which persons and families pay thirty per cent or less of their annual  
 32 income, where such income is less than or equal to the area median  
 33 income for the municipality in which such housing is located, as  
 34 determined by the United States Department of Housing and Urban  
 35 Development, (5) "substantial rehabilitation" means either (A) the costs  
 36 of any repair, replacement or improvement to a building that exceeds  
 37 twenty-five per cent of the value of such building after the completion  
 38 of all such repairs, replacements or improvements, or (B) the  
 39 replacement of two or more of the following: (i) Roof structures, (ii)  
 40 ceilings, (iii) wall or floor structures, (iv) foundations, (v) plumbing  
 41 systems, (vi) heating and air conditioning systems, or (vii) electrical  
 42 systems, and (6) "market rate" means the rental income that such unit  
 43 would most probably command on the open market as indicated by  
 44 present rentals being paid for comparable space in the area where the  
 45 unit is located.

This act shall take effect as follows and shall amend the following sections:		
Section 1	<i>from passage</i>	8-395(a)

**Statement of Legislative Commissioners:**

In Subsec. (a)(1), references to "or" were bracketed and Subpara. designators were added for consistency with standard drafting conventions.

**HSG**      *Joint Favorable Subst. -LCO*