



General Assembly

February Session, 2024

Raised Bill No. 5243

LCO No. 93



Referred to Committee on HOUSING

Introduced by:
(HSG)

AN ACT REVISING A STATUTE CONCERNING HOUSING DEVELOPMENT.

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

1 Section 1. Section 8-74 of the general statutes is repealed and the
2 following is substituted in lieu thereof (*Effective October 1, 2024*):

3 No moderate rental housing project shall be developed until (1) the
4 housing authority or, in the case of a developer, the Commissioner of
5 Housing has provided notice to the general public of the project by
6 publication, in ten-point boldface type, of a description of the project in
7 a newspaper of general circulation in the municipality in which the
8 proposed project is to be located; (2) the [Commissioner of Housing]
9 commissioner has approved the site, not less than thirty days after
10 publication of the notice required under this section and after having
11 given due consideration to any comments received from the public, the
12 plans and layout and the estimated cost of development; and (3) the
13 commissioner has approved the proposed methods of financing, the
14 proposed rents and income limits for admission and continued
15 occupancy and a detailed estimate of the expenses and revenues thereof.

16 During the period of any grant or loan contract entered into under part
 17 I or III of this chapter or this part, the developer shall submit to the
 18 commissioner for [his] the commissioner's approval [its] such
 19 developer's rent schedules, [and its] standards of tenant eligibility and
 20 continued occupancy, and any changes therein and [its] such
 21 developer's proposed budget for each fiscal year, together with such
 22 reports and financial and operating statements as the commissioner
 23 finds necessary. The commissioner may recommend the use of modern
 24 materials and methods of construction and factory-built houses in such
 25 projects, provided the use thereof would not be detrimental to the public
 26 health and safety, and may, in [his] the commissioner's discretion,
 27 withhold approval of the plans therefor if [he] the commissioner
 28 believes that failure to use such methods or materials or factory-built
 29 houses would result in unnecessarily high costs. The commissioner [is
 30 authorized to] may make and enforce reasonable orders and regulations
 31 and [to] determine the allocation of dwelling units to be constructed by
 32 an authority. The provisions of section 31-53 shall apply to housing
 33 projects constructed by an eligible developer under this part.

This act shall take effect as follows and shall amend the following sections:		
Section 1	October 1, 2024	8-74

Statement of Purpose:

To make technical changes to a statute concerning housing growth in the state.

[Proposed deletions are enclosed in brackets. Proposed additions are indicated by underline, except that when the entire text of a bill or resolution or a section of a bill or resolution is new, it is not underlined.]