



General Assembly

Amendment

February Session, 2024

LCO No. 4717



Offered by:
REP. O'DEA, 125th Dist.

To: Subst. House Bill No. 5335

File No. 109

Cal. No. 105

"AN ACT CONCERNING THE DEVELOPMENT OF MIDDLE HOUSING."

1 After the last section, add the following and renumber sections and
2 internal references accordingly:

3 "Sec. 501. Subsection (a) of section 8-30g of the general statutes is
4 repealed and the following is substituted in lieu thereof (*Effective October*
5 *1, 2024*):

6 (a) As used in this section, [and] section 8-30j and section 502 of this
7 act:

8 (1) "Affordable housing development" means a proposed housing
9 development which is (A) assisted housing, or (B) a set-aside
10 development;

11 (2) "Affordable housing application" means any application made to
12 a commission in connection with an affordable housing development by
13 a person who proposes to develop such affordable housing;

14 (3) "Assisted housing" means housing [which] that is receiving, or
15 will receive, financial assistance under any governmental program for
16 the construction or substantial rehabilitation of low and moderate
17 income housing, and any housing occupied by persons receiving rental
18 assistance under chapter 319uu or Section 1437f of Title 42 of the United
19 States Code;

20 (4) "Commission" means a zoning commission, planning
21 commission, combined planning and zoning commission, zoning board
22 of appeals or municipal agency exercising zoning or planning authority;

23 (5) "Municipality" means any town, city or borough, whether
24 consolidated or unconsolidated;

25 (6) "Set-aside development" means a development in which not less
26 than thirty per cent of the dwelling units will be conveyed by deeds
27 containing covenants or restrictions which shall require that, for at least
28 forty years after the initial occupation of the proposed development,
29 such dwelling units shall be sold or rented at, or below, prices which
30 will preserve the units as housing for which persons and families pay
31 thirty per cent or less of their annual income, where such income is less
32 than or equal to eighty per cent of the median income. In a set-aside
33 development, of the dwelling units conveyed by deeds containing
34 covenants or restrictions, a number of dwelling units equal to not less
35 than fifteen per cent of all dwelling units in the development shall be
36 sold or rented to persons and families whose income is less than or equal
37 to sixty per cent of the median income and the remainder of the dwelling
38 units conveyed by deeds containing covenants or restrictions shall be
39 sold or rented to persons and families whose income is less than or equal
40 to eighty per cent of the median income;

41 (7) "Median income" means, after adjustments for family size, the
42 lesser of the state median income or the area median income for the area
43 in which the municipality containing the affordable housing
44 development is located, as determined by the United States Department
45 of Housing and Urban Development; and

46 (8) "Commissioner" means the Commissioner of Housing.

47 Sec. 502. (NEW) (Effective October 1, 2024) (a) Each applicant who
48 submits an affordable housing application to a commission shall
49 provide a surety bond issued by a licensed insurance company, banking
50 institution or surety company authorized to do business in this state, in
51 the amount of one hundred thousand dollars, as surety for the
52 applicant's development of the project as specified in such application.
53 The bond shall be in favor of the municipality in which such commission
54 is located and shall have an effective period of one year.

55 (b) A municipality may proceed on such bond against the amount of
56 such bond if the applicant withdraws such applicant's affordable
57 housing application without good cause, as determined by the
58 commission. Any proceeds of such bond recovered by the municipality
59 shall be used by the municipality solely for (1) the development of
60 affordable housing, as defined in section 8-39a of the general statutes,
61 (2) capital improvements to the public property of the municipality, or
62 (3) the acquisition or preservation of land designated as open space."

This act shall take effect as follows and shall amend the following sections:		
Sec. 501	October 1, 2024	8-30g(a)
Sec. 502	October 1, 2024	New section