



General Assembly

**Amendment**

February Session, 2024

LCO No. 5185



Offered by:  
REP. O'DEA, 125<sup>th</sup> Dist.

To: Subst. House Bill No. 5390

File No. 237

Cal. No. 178

(As Amended)

**"AN ACT CONCERNING TRANSIT-ORIENTED COMMUNITIES."**

1 Strike everything after the enacting clause and substitute the  
2 following in lieu thereof:

3 "Section 1. Section 8-190 of the general statutes is repealed and the  
4 following is substituted in lieu thereof (*Effective October 1, 2024*):

5 The commissioner is authorized to make planning grants and special  
6 planning grants to municipalities to facilitate the planning of  
7 development projects, provided [(a)] (1) no such grant shall be made in  
8 an amount in excess of fifty per cent of the estimated reasonable cost of  
9 such planning as determined by said commissioner, and [(b)] (2) the  
10 municipal share of such planning costs may be paid in noncash  
11 contributions, the value of such contributions to be determined by the  
12 commissioner. Planning grants and special planning grants may be  
13 made in amounts up to one hundred per cent of such planning costs (A)  
14 to any distressed municipality, as defined in section 32-9p, [in amounts

15 up to one hundred per cent of such planning costs] or (B) for any project  
16 that qualifies as transit-oriented development, as defined in section 13b-  
17 79o, if the commissioner determines that there is a substantial likelihood  
18 that the planned development project will be consummated. Special  
19 planning grants may be authorized for development projects consisting,  
20 predominantly, of industrial buildings, which it is anticipated, within  
21 eighteen months, shall have more than fifty per cent of the usable floor  
22 area unused or substantially underutilized and shall result in significant  
23 unemployment. Said commissioner may consult with and advise any  
24 development agency in the preparation of a plan for a development  
25 project.

26 Sec. 2. Subsection (b) of section 16a-35c of the general statutes is  
27 repealed and the following is substituted in lieu thereof (*Effective October*  
28 *1, 2024*):

29 (b) The Secretary of the Office of Policy and Management, in  
30 consultation with the Commissioners of Economic and Community  
31 Development, Housing, Energy and Environmental Protection,  
32 Administrative Services, Agriculture and Transportation, the regional  
33 councils of governments in the state and any other persons or entities  
34 the secretary deems necessary, shall develop recommendations for  
35 delineation of the boundaries of priority funding areas in the state and  
36 for revisions thereafter. In making such recommendations, the secretary  
37 shall consider areas designated as regional centers, growth areas,  
38 neighborhood conservation areas and rural community centers on the  
39 state plan of conservation and development, redevelopment areas,  
40 distressed municipalities, as defined in section 32-9p, any area suitable  
41 for transit-oriented development, as defined in section 13b-79o, targeted  
42 investment communities, as defined in section 32-222, public  
43 investment communities, as defined in section 7-545, enterprise zones,  
44 designated by the Commissioner of Economic and Community  
45 Development under section 32-70 and corridor management areas  
46 identified in the state plan of conservation and development. The  
47 secretary shall submit the recommendations to the Continuing  
48 Legislative Committee on State Planning and Development established

49 pursuant to section 4-60d for review when the state plan of conservation  
50 and development is submitted to such committee in accordance with  
51 section 16a-29. The committee shall report its recommendations to the  
52 General Assembly at the time said state plan is submitted to the General  
53 Assembly under section 16a-30. The boundaries shall become effective  
54 upon approval of the General Assembly."

This act shall take effect as follows and shall amend the following sections:		
Section 1	<i>October 1, 2024</i>	8-190
Sec. 2	<i>October 1, 2024</i>	16a-35c(b)