



General Assembly

**Amendment**

February Session, 2024

LCO No. 5988



Offered by:

SEN. HARDING, 30<sup>th</sup> Dist.

SEN. SAMPSON, 16<sup>th</sup> Dist.

SEN. FAZIO, 36<sup>th</sup> Dist.

SEN. SOMERS, 18<sup>th</sup> Dist.

SEN. HWANG, 28<sup>th</sup> Dist.

SEN. GORDON, 35<sup>th</sup> Dist.

To: Subst. House Bill No. 5390

File No. 237

Cal. No. 453

(As Amended by House Amendment Schedule "A")

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

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4 repealed and the following is substituted in lieu thereof (*Effective October*  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