
OLR Bill Analysis

SB 1277

AN ACT CONCERNING AFFORDABLE HOUSING FOR CERTAIN DISABLED OR ELDERLY VETERANS.

SUMMARY

This bill allows municipalities to receive 1.5 housing unit equivalent (HUE) points for disabled veteran units when calculating eligibility for a moratorium on the affordable housing land use appeals procedure. To qualify for these points, the unit must be restricted to:

1. occupancy by veterans who (a) have a disability rating from the U.S. Department of Veterans Affairs (U.S. DVA) of at least 30%, or (b) are at least 65 years old, and
2. income levels of up to 80% of the median income.

By law, municipalities are subject to the affordable housing land use appeals procedure (which generally places the burden of proof on the town to defend its decisions) if a developer proposes an affordable housing development and the municipality rejects it or approves it with certain restrictions. A municipality can be temporarily exempted from this procedure if it has the required level of affordable housing, based on a HUE point system outlined in state law.

EFFECTIVE DATE: October 1, 2025

BACKGROUND

Definition of Veteran

Under state law, a veteran is anyone who was honorably discharged, or released under honorable conditions, from active service in the United States armed forces. This also includes anyone who was released from active service with an other than honorable (OTH) discharge based on a “qualifying condition.”

A qualifying condition is a (1) post-traumatic stress disorder or traumatic brain injury diagnosis by a licensed health care professional at a U.S. DVA facility; (2) military sexual trauma disclosed to such a health care professional; or (3) determination by the Qualifying Review Board that sexual orientation, gender identity, or gender expression was more likely than not the primary reason for the OTH discharge (CGS § 27-103).

Eligibility for a Moratorium

A municipality is eligible for a temporary suspension of the affordable housing land use appeals procedure (such as a moratorium) each time it shows it has added a certain amount of affordable housing units over the applicable period. Generally, newly built set-aside and assisted housing developments count toward the moratorium, as do units subjected to certain deed restrictions.

A moratorium typically lasts four years, except that municipalities with at least 20,000 dwelling units are eligible for moratoria lasting for five years if they are applying for a subsequent moratorium (for example, they previously qualified for a moratorium).

With one exception, a municipality is eligible for a moratorium each time it shows it has added affordable housing units, measured in HUE points, equaling the greater of 2% of the housing stock, as of the last decennial census, or 75 HUE points. Under the exception, the 2% threshold drops to 1.5% for municipalities that have at least 20,000 dwelling units, adopt an affordable housing plan, and apply for a second or subsequent moratorium.

Awarding HUE Points

By law, HUE points are awards as described in the table below.

Table: HUE Point Values

Unit Type	Base HUE Value (per Unit)
Owned or rented market-rate unit in a "set-aside development"	0.25

Unit Type	Base HUE Value (per Unit)
Owned or rented elderly unit restricted to households earning no more than 80% of the median income	0.50
Owned family unit restricted to households earning no more than	80% of median income: 1.00 60% of median income: 1.50 40% of median income: 2.00
Rented family unit restricted to households earning no more than	80% of median income: 1.50 60% of median income: 2.00 40% of median income: 2.50
Owned or rented homes in resident-owned mobile manufactured home parks occupied by households earning 80% or less of the median income	1.50
Owned or rented homes in resident-owned mobile manufactured home parks occupied by households earning 60% or less of the median income	2.00
Owned or rented homes in resident-owned mobile manufactured home parks not otherwise eligible for points	0.25
Dwelling units in "middle housing" developed as of right	0.25
Rental family units in a set-aside development, if the developer applied for local approval before July 6, 1995	Bonus equal to 22% of the total points awarded to the development

COMMITTEE ACTION

Veterans' and Military Affairs Committee

Joint Favorable

Yea 20 Nay 0 (02/18/2025)