



General Assembly

February Session, 2024

Raised Bill No. 5153

LCO No. 32



Referred to Committee on HOUSING

Introduced by:
(HSG)

***AN ACT CONCERNING PROJECT ELIGIBILITY FOR THE
WORKFORCE HOUSING OPPORTUNITY DEVELOPMENT PROGRAM.***

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

1 Section 1. Subsection (a) of section 8-395 of the 2024 supplement to
2 the general statutes, as amended by section 30 of public act 23-207, is
3 repealed and the following is substituted in lieu thereof (*Effective from*
4 *passage*):

5 (a) As used in this section, (1) "business firm" means any business
6 entity authorized to do business in the state and subject to the
7 corporation business tax imposed under chapter 208, or any company
8 subject to a tax imposed under chapter 207, or any air carrier subject to
9 the air carriers tax imposed under chapter 209, or any railroad company
10 subject to the railroad companies tax imposed under chapter 210, or any
11 regulated telecommunications service, express, cable or community
12 antenna television company subject to the regulated
13 telecommunications service, express, cable and community antenna
14 television companies tax imposed under chapter 211, or any utility
15 company subject to the utility companies tax imposed under chapter

16 212, (2) "nonprofit corporation" means a nonprofit corporation
17 incorporated pursuant to chapter 602 or any predecessor statutes
18 thereto, having as one of its purposes the construction, rehabilitation,
19 ownership or operation of housing and having articles of incorporation
20 approved by the executive director of the Connecticut Housing Finance
21 Authority in accordance with regulations adopted pursuant to section
22 8-79a or 8-84, (3) "workforce housing development project" or "project"
23 means the construction or substantial rehabilitation of dwelling units for
24 rental housing where (A) ten per cent of the units are affordable
25 housing, (B) ~~[forty]~~ fifty per cent of the units are rented to the workforce
26 population designated by the developer, in consultation with the
27 municipality where such project is located, and (C) ~~[fifty]~~ forty per cent
28 of the units are rented at a market rate and includes, but is not limited
29 to, an eligible workforce housing opportunity development project, as
30 defined in section 8-395a, (4) "affordable housing" means rental housing
31 for which persons and families pay thirty per cent or less of their annual
32 income, where such income is less than or equal to the area median
33 income for the municipality in which such housing is located, as
34 determined by the United States Department of Housing and Urban
35 Development, (5) "substantial rehabilitation" means either (A) the costs
36 of any repair, replacement or improvement to a building that exceeds
37 twenty-five per cent of the value of such building after the completion
38 of all such repairs, replacements or improvements, or (B) the
39 replacement of two or more of the following: (i) Roof structures, (ii)
40 ceilings, (iii) wall or floor structures, (iv) foundations, (v) plumbing
41 systems, (vi) heating and air conditioning systems, or (vii) electrical
42 systems, and (6) "market rate" means the rental income that such unit
43 would most probably command on the open market as indicated by
44 present rentals being paid for comparable space in the area where the
45 unit is located.

This act shall take effect as follows and shall amend the following sections:		
Section 1	<i>from passage</i>	8-395(a)

Statement of Purpose:

To modify the percentage of workforce housing opportunity development project units that shall be rented at market rate and to eligible workforce populations.

[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.]