



General Assembly

February Session, 2020

***Raised Bill No. 184***

LCO No. 1688



Referred to Committee on HOUSING

Introduced by:  
(HSG)

***AN ACT INCREASING OPPORTUNITIES FOR WORKFORCE  
HOUSING DEVELOPMENT IN THE STATE.***

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

- 1 Section 1. (NEW) (*Effective July 1, 2020*) (a) As used in this section:
- 2 (1) "Commissioner" means the Commissioner of Housing.
- 3 (2) "Eligible workforce housing development project" or "project"
- 4 means a project for the construction or substantial rehabilitation of
- 5 housing (A) located within an opportunity zone in this state, (B)
- 6 designated for certain professions that work within the municipality
- 7 where the project is located and for low and moderate income families
- 8 and persons, and (C) that may incorporate renewable energy
- 9 technology.
- 10 (3) "Substantial rehabilitation" means (A) the costs of any repair,
- 11 replacement or improvement to a building that exceeds fifteen per cent
- 12 of the value of such building after the completion of all such repairs,
- 13 replacements or improvements, or (B) the replacement of two or more
- 14 of the following: (i) Roof structures, (ii) ceilings, (iii) wall or floor

15 structures, (iv) foundations, (v) plumbing systems, (vi) heating and air  
16 conditioning systems, or (vii) electrical systems.

17 (4) "Opportunity zone" means an area designated pursuant to the Tax  
18 Cuts and Jobs Act of 2017, P.L. 115-97.

19 (5) "Eligible developer" or "developer" means (A) a nonprofit  
20 corporation; (B) any business corporation incorporated pursuant to  
21 chapter 601 of the general statutes or any predecessor statutes to said  
22 chapter, having as one of its purposes the construction, rehabilitation,  
23 ownership or operation of housing, and having articles of incorporation  
24 approved by the commissioner in accordance with regulations adopted  
25 pursuant to section 8-79a or 8-84 of the general statutes; (C) any  
26 partnership, limited partnership, joint venture, trust, limited liability  
27 company or association having as one of its purposes the construction,  
28 rehabilitation, ownership or operation of housing, and having basic  
29 documents of organization approved by the commissioner in  
30 accordance with regulations adopted pursuant to section 8-79a or 8-84  
31 of the general statutes; (D) a housing authority; (E) a family or person  
32 approved by the commissioner as qualified to own, construct,  
33 rehabilitate, manage and maintain housing under a mortgage loan made  
34 or insured under an agreement entered into pursuant to the provisions  
35 of this chapter; or (F) a municipal developer.

36 (6) "Authority" or "housing authority" means any of the public  
37 corporations created by section 8-40 of the general statutes, and the  
38 Connecticut Housing Authority when exercising the rights, powers,  
39 duties or privileges of, or subject to the immunities or limitations of,  
40 housing authorities pursuant to section 8-121 of the general statutes.

41 (7) "Nonprofit corporation" means a nonprofit corporation  
42 incorporated pursuant to chapter 602 of the general statutes or any  
43 predecessor statutes thereto, having as one of its purposes the  
44 construction, rehabilitation, ownership or operation of housing and  
45 having articles of incorporation approved by the Commissioner of  
46 Housing in accordance with regulations adopted pursuant to section 8-

47 79a or 8-84 of the general statutes.

48 (8) "Municipal developer" means a municipality which has not  
49 declared by resolution a need for a housing authority pursuant to  
50 section 8-40 of the general statutes, acting by and through its legislative  
51 body, except that in any town in which a town meeting or representative  
52 town meeting is the legislative body. "Municipal developer" means the  
53 board of selectmen if such board is authorized to act as the municipal  
54 developer by the town meeting or representative town meeting.

55 (9) "Families of low and moderate income" means families who lack  
56 the amount of income which is necessary, as determined by the  
57 Commissioner of Housing, to enable them to rent or purchase moderate  
58 cost housing without financial assistance.

59 (10) "Market rate" means the rental income that such property would  
60 most probably command on the open market as indicated by present  
61 rentals being paid for comparable space.

62 (b) There is established a workforce housing development program  
63 administered by the Department of Housing under which persons or  
64 entities who make investments in eligible workforce housing  
65 development projects located in a federally designated opportunity  
66 zone (1) may be allowed a credit against any taxes due under chapter  
67 228z of the general statutes in an amount equal to the amount specified  
68 by the commissioner under this section, (2) may be allowed a credit  
69 against any tax due under the provisions of chapter 207, 208, 209, 210,  
70 211 or 212 of the general statutes equal to the amount specified by the  
71 Connecticut Housing Finance Authority pursuant to section 8-395 of the  
72 general statutes, as amended by this act, (3) shall be allowed an  
73 exemption from any fees under section 29-263 of the general statutes, as  
74 amended by this act, and (4) shall be assessed using the capitalization of  
75 net income method under section 12-63b of the general statutes, as  
76 amended by this act.

77 (c) The Commissioner of Housing shall determine eligibility criteria  
78 for such program and establish an application process for the program.

79 To the extent feasible, any eligible workforce development project shall  
80 incorporate renewable energy or other technology in order to lower  
81 utility costs for the tenants. Any eligible workforce housing  
82 development project once constructed or rehabilitated shall be rented as  
83 follows: (1) Fifty per cent of the units shall be rented at the market rate,  
84 (2) forty per cent of the units shall be rented to the workforce population  
85 designated by the municipality where such project is located at a rent  
86 not exceeding twenty per cent of the prevailing rent of the area where  
87 such development is located, and (3) ten per cent of the units shall be  
88 rented to families of low and moderate income receiving rental  
89 assistance under chapter 128 or 319uu of the general statutes or Section  
90 1437f of Title 42 of the United States Code.

91 (d) After the developer obtains the approval of the planning  
92 commission or combined planning and zoning commission of the  
93 municipality for the proposed workforce housing development project,  
94 the municipality may, not later than thirty days after such approval,  
95 adopt an ordinance designating the workforce population that one-third  
96 of the project shall be dedicated to, including, but not limited to,  
97 volunteer firefighters, teachers, police officers, emergency medical  
98 personnel or other professions of persons working in the municipality.  
99 If the municipality does not adopt an ordinance within such time period,  
100 the developer shall so designate the workforce population.

101 (e) The Commissioner of Revenue Services shall grant a credit against  
102 any tax due under the provisions of chapter 228z of the general statutes  
103 in an amount equal to the amount specified by the Commissioner of  
104 Housing in any tax credit voucher issued by the commissioner pursuant  
105 to subsection (f) of this section.

106 (f) The Commissioner of Housing shall administer a system of tax  
107 credit vouchers within the resources, requirements and purposes of this  
108 section, for business firms making cash contributions to an eligible  
109 workforce housing development project. Such vouchers may be used as  
110 a credit against the tax to which such business firm is subject under  
111 chapter 228z of the general statutes. For income years commencing on

112 or after January 1, 2021, to be eligible for approval, a workforce housing  
113 development project shall be scheduled for completion not more than  
114 three years from the date of approval. Each developer of a workforce  
115 housing development project shall submit to the commissioner  
116 quarterly progress reports and a final report upon completion, in a  
117 manner and form prescribed by the commissioner. If a workforce  
118 housing development project fails to be completed on or before three  
119 years from the date of approval of such project, or at any time the  
120 commissioner determines that a project is unlikely to be completed, the  
121 commissioner may reclaim any remaining funds contributed by  
122 business firms and reallocate such funds to another eligible project.

123 (g) No business firm shall receive a credit pursuant to both this  
124 section and chapter 228a of the general statutes in relation to the same  
125 cash contribution.

126 (h) Nothing in this section shall be construed to prevent two or more  
127 business firms from participating jointly in one or more projects under  
128 the provisions of this section. Such joint projects shall be submitted, and  
129 acted upon, as a single project by the business firms involved.

130 (i) No tax credit shall be granted to any business firm for any  
131 individual amount contributed of less than two hundred fifty dollars.

132 (j) Any tax credit not used in the period during which the cash  
133 contribution was made may be carried forward or backward for the five  
134 immediately succeeding or preceding income years until the full credit  
135 has been allowed.

136 (k) The Commissioner of Housing shall adopt regulations in  
137 accordance with the provisions of chapter 54 of the general statutes to  
138 implement the provisions of this section.

139 Sec. 2. Section 12-63b of the general statutes is repealed and the  
140 following is substituted in lieu thereof (*Effective July 1, 2020*):

141 (a) The assessor or board of assessors in any town, at any time, when

142 determining the present true and actual value of real property as  
143 provided in section 12-63, which property is used primarily for the  
144 purpose of producing rental income, exclusive of such property used  
145 solely for residential purposes, containing not more than six dwelling  
146 units and in which the owner resides, shall determine such value on the  
147 basis of an appraisal which shall include to the extent applicable with  
148 respect to such property, consideration of each of the following methods  
149 of appraisal: (1) Replacement cost less depreciation, plus the market  
150 value of the land, (2) capitalization of net income based on market rent  
151 for similar property, and (3) a sales comparison approach based on  
152 current bona fide sales of comparable property. The provisions of this  
153 section shall not be applicable with respect to any housing assisted by  
154 the federal or state government except any such housing for which the  
155 federal assistance directly related to rent for each unit in such housing  
156 is no less than the difference between the fair market rent for each such  
157 unit in the applicable area and the amount of rent payable by the tenant  
158 in each such unit, as determined under the federal program providing  
159 for such assistance. In the case of an eligible workforce housing  
160 development project, as defined in section 1 of this act, the assessor shall  
161 use the capitalization of net income method based on the actual rent  
162 received for the property.

163 (b) For purposes of subdivision (2) of subsection (a) of this section  
164 and, generally, in its use as a factor in any appraisal with respect to real  
165 property used primarily for the purpose of producing rental income, the  
166 term "market rent" means the rental income that such property would  
167 most probably command on the open market as indicated by present  
168 rentals being paid for comparable space. In determining market rent the  
169 assessor shall consider the actual rental income applicable with respect  
170 to such real property under the terms of an existing contract of lease at  
171 the time of such determination.

172 Sec. 3. Section 8-395 of the general statutes is repealed and the  
173 following is substituted in lieu thereof (*Effective July 1, 2020*):

174 (a) As used in this section, (1) "business firm" means any business

175 entity authorized to do business in the state and subject to the  
176 corporation business tax imposed under chapter 208, or any company  
177 subject to a tax imposed under chapter 207, or any air carrier subject to  
178 the air carriers tax imposed under chapter 209, or any railroad company  
179 subject to the railroad companies tax imposed under chapter 210, or any  
180 regulated telecommunications service, express, cable or community  
181 antenna television company subject to the regulated  
182 telecommunications service, express, cable and community antenna  
183 television companies tax imposed under chapter 211, or any utility  
184 company subject to the utility companies tax imposed under chapter  
185 212, [and] (2) "nonprofit corporation" means a nonprofit corporation  
186 incorporated pursuant to chapter 602 or any predecessor statutes  
187 thereto, having as one of its purposes the construction, rehabilitation,  
188 ownership or operation of housing and having articles of incorporation  
189 approved by the executive director of the Connecticut Housing Finance  
190 Authority in accordance with regulations adopted pursuant to section  
191 8-79a or 8-84, (3) "workforce housing development project" or "project"  
192 means the construction or substantial rehabilitation of dwelling units for  
193 housing where ten per cent of the units are affordable housing, forty per  
194 cent of the units are rented to the workforce population designated by  
195 the developer, in consultation with the municipality where such project  
196 is located, at a rent not exceeding twenty per cent of the prevailing rent  
197 of the area where such development is located and fifty per cent of the  
198 units are rented at market rate and includes, but is not limited to, an  
199 eligible workforce housing development project, as defined in section 1  
200 of this act, (4) "affordable housing" means housing for which persons  
201 and families pay thirty per cent or less of their annual income, where  
202 such income is less than or equal to the area median income for the  
203 municipality in which such housing is located, as determined by the  
204 United States Department of Housing and Urban Development, (5)  
205 "substantial rehabilitation" means (A) the costs of any repair,  
206 replacement or improvement to a building that exceeds fifteen per cent  
207 of the value of such building after the completion of all such repairs,  
208 replacements or improvements, or (B) the replacement of two or more  
209 of the following: (i) Roof structures, (ii) ceilings, (iii) wall or floor

210 structures, (iv) foundations, (v) plumbing systems, (vi) heating and air  
211 conditioning systems, or (vii) electrical systems, and (6) "market rate"  
212 means the rental income that such unit would most probably command  
213 on the open market as indicated by present rentals being paid for  
214 comparable space.

215 (b) The Commissioner of Revenue Services shall grant a credit against  
216 any tax due under the provisions of chapter 207, 208, 209, 210, 211 or 212  
217 in an amount equal to the amount specified by the Connecticut Housing  
218 Finance Authority in any tax credit voucher issued by said authority  
219 pursuant to subsection (c) of this section.

220 (c) The Connecticut Housing Finance Authority shall administer a  
221 system of tax credit vouchers within the resources, requirements and  
222 purposes of this section, for business firms making cash contributions to  
223 housing programs developed, sponsored or managed by a nonprofit  
224 corporation, as defined in subsection (a) of this section, which benefit  
225 low and moderate income persons or families which have been  
226 approved prior to the date of any such cash contribution by the  
227 authority, including, but not limited to, contributions used for a  
228 workforce housing development project. Such vouchers may be used as  
229 a credit against any of the taxes to which such business firm is subject  
230 and which are enumerated in subsection (b) of this section. For income  
231 years commencing on or after January 1, 1998, to be eligible for approval  
232 a housing program shall be scheduled for completion not more than  
233 three years from the date of approval. For income years commencing on  
234 or after January 1, 2021, to be eligible for approval, a workforce housing  
235 development project shall be scheduled for completion not more than  
236 three years from the date of approval. Each program or developer of a  
237 workforce housing development project shall submit to the authority  
238 quarterly progress reports and a final report upon completion, in a  
239 manner and form prescribed by the authority. If a program or workforce  
240 housing development project fails to be completed [after] on or before  
241 three years from the date of approval of the project, or at any time the  
242 authority determines that a program or project is unlikely to be  
243 completed, the authority may reclaim any remaining funds contributed



244 by business firms and reallocate such funds to another eligible program  
245 or project.

246 (d) No business firm shall receive a credit pursuant to both this  
247 section and chapter 228a in relation to the same cash contribution.

248 (e) Nothing in this section shall be construed to prevent two or more  
249 business firms from participating jointly in one or more programs or  
250 projects under the provisions of this section. Such joint programs or  
251 projects shall be submitted, and acted upon, as a single program or  
252 project by the business firms involved.

253 (f) No tax credit shall be granted to any business firm for any  
254 individual amount contributed of less than two hundred fifty dollars.

255 (g) Any tax credit not used in the period during which the cash  
256 contribution was made may be carried forward or backward for the five  
257 immediately succeeding or preceding income years until the full credit  
258 has been allowed.

259 (h) In no event shall the total amount of all tax credits allowed to all  
260 business firms pursuant to the provisions of this section exceed [ten]  
261 twenty million dollars in any one fiscal year, provided, each year until  
262 the date sixty days after the date the Connecticut Housing Finance  
263 Authority publishes the list of housing programs or workforce housing  
264 development projects that will receive tax credit reservations, two  
265 million dollars of the total amount of all tax credits under this section  
266 shall be set aside for permanent supportive housing initiatives  
267 established pursuant to section 17a-485c, and one million dollars of the  
268 total amount of all tax credits under this section shall be set aside for  
269 workforce housing, as defined by the Connecticut Housing Finance  
270 Authority through written procedures adopted pursuant to subsection  
271 (k) of this section. Each year, on or after the date sixty days after the date  
272 the Connecticut Housing Finance Authority publishes the list of  
273 housing programs or projects that will receive tax credit reservations,  
274 any unused portion of such tax credits shall become available for any  
275 housing program or project eligible for tax credits pursuant to this

276 section.

277 (i) No organization conducting a housing program or [programs]  
278 project eligible for funding with respect to which tax credits may be  
279 allowed under this section shall be allowed to receive an aggregate  
280 amount of such funding for any such program or [programs] project in  
281 excess of five hundred thousand dollars for any fiscal year.

282 (j) Nothing in this section shall be construed to prevent a business  
283 firm from making any cash contribution to a housing program or project  
284 to which tax credits may be applied which cash contribution may result  
285 in the business firm having a limited equity interest in the program or  
286 project.

287 (k) The Connecticut Housing Finance Authority, with the approval of  
288 the Commissioner of Revenue Services, shall adopt written procedures  
289 in accordance with section 1-121 to implement the provisions of this  
290 section. Such procedures shall include provisions for issuing tax credit  
291 vouchers for cash contributions to housing programs or projects based  
292 on a system of ranking housing programs. In establishing such ranking  
293 system, the authority shall consider the following: (1) The readiness of  
294 the project to be built; (2) use of the funds to build or rehabilitate a  
295 specific housing project or to capitalize a revolving loan fund providing  
296 low-cost loans for housing construction, repair or rehabilitation to  
297 benefit persons of very low, low and moderate income; (3) the extent the  
298 project will benefit families at or below twenty-five per cent of the area  
299 median income and families with incomes between twenty-five per cent  
300 and fifty per cent of the area median income, as defined by the United  
301 States Department of Housing and Urban Development; (4) evidence of  
302 the general administrative capability of the nonprofit corporation to  
303 build or rehabilitate housing; (5) evidence that any funds received by  
304 the nonprofit corporation for which a voucher was issued were used to  
305 accomplish the goals set forth in the application; and (6) with respect to  
306 any income year commencing on or after January 1, 1998: (A) Use of the  
307 funds to provide housing opportunities in urban areas and the impact  
308 of such funds on neighborhood revitalization; and (B) the extent to

309 which tax credit funds are leveraged by other funds.

310 (l) Vouchers issued or reserved by the Department of Housing under  
311 the provisions of this section prior to July 1, 1995, shall be valid on and  
312 after July 1, 1995, to the same extent as they would be valid under the  
313 provisions of this section in effect on June 30, 1995.

314 (m) The credit which is sought by the business firm shall first be  
315 claimed on the tax return for such business firm's income year during  
316 which the cash contribution to which the tax credit voucher relates was  
317 paid.

318 Sec. 4. Section 29-263 of the general statutes is repealed and the  
319 following is substituted in lieu thereof (*Effective July 1, 2020*):

320 (a) Except as provided in subsection (h) of section 29-252a and the  
321 State Building Code adopted pursuant to subsection (a) of section 29-  
322 252, after October 1, 1970, no building or structure shall be constructed  
323 or altered until an application has been filed with the building official  
324 and a permit issued. Such permit shall be issued or refused, in whole or  
325 in part, within thirty days after the date of an application. No permit  
326 shall be issued except upon application of the owner of the premises  
327 affected or the owner's authorized agent. No permit shall be issued to a  
328 contractor who is required to be registered pursuant to chapter 400, for  
329 work to be performed by such contractor, unless the name, business  
330 address and Department of Consumer Protection registration number  
331 of such contractor is clearly marked on the application for the permit,  
332 and the contractor has presented such contractor's certificate of  
333 registration as a home improvement contractor. Prior to the issuance of  
334 a permit and within said thirty-day period, the building official shall  
335 review the plans of buildings or structures to be constructed or altered,  
336 including, but not limited to, plans prepared by an architect licensed  
337 pursuant to chapter 390, a professional engineer licensed pursuant to  
338 chapter 391 or an interior designer registered pursuant to chapter 396a  
339 acting within the scope of such license or registration, to determine their  
340 compliance with the requirements of the State Building Code and,

341 where applicable, the local fire marshal shall review such plans to  
342 determine their compliance with the Fire Safety Code. Such plans  
343 submitted for review shall be in substantial compliance with the  
344 provisions of the State Building Code and, where applicable, with the  
345 provisions of the Fire Safety Code.

346 (b) On and after July 1, 1999, the building official shall assess an  
347 education fee on each building permit application. During the fiscal year  
348 commencing July 1, 1999, the amount of such fee shall be sixteen cents  
349 per one thousand dollars of construction value as declared on the  
350 building permit application and the building official shall remit such  
351 fees quarterly to the Department of Administrative Services, for deposit  
352 in the General Fund. Upon deposit in the General Fund, the amount of  
353 such fees shall be credited to the appropriation to the Department of  
354 Administrative Services and shall be used for the code training and  
355 educational programs established pursuant to section 29-251c and the  
356 educational programs required in subsections (a) and (b) of section 29-  
357 262. On and after July 1, 2000, the assessment shall be made in  
358 accordance with regulations adopted pursuant to subsection (d) of  
359 section 29-251c. All fees collected pursuant to this subsection shall be  
360 maintained in a separate account by the local building department.  
361 During the fiscal year commencing July 1, 1999, the local building  
362 department may retain two per cent of such fees for administrative costs  
363 incurred in collecting such fees and maintaining such account. On and  
364 after July 1, 2000, the portion of such fees which may be retained by a  
365 local building department shall be determined in accordance with  
366 regulations adopted pursuant to subsection (d) of section 29-251c. No  
367 building official shall assess such education fee on a building permit  
368 application to repair or replace a concrete foundation that has  
369 deteriorated due to the presence of pyrrhotite.

370 (c) Any municipality may, by ordinance adopted by its legislative  
371 body, exempt Class I renewable energy source projects from payment  
372 of building permit fees imposed by the municipality.

373 (d) Notwithstanding any municipal charter, home rule ordinance or

374 special act, no municipality shall collect an application fee on a building  
375 permit application to repair or replace a concrete foundation that has  
376 deteriorated due to the presence of pyrrhotite.

377 (e) Notwithstanding any municipal charter, home rule ordinance or  
378 special act, no municipality shall collect any fee for a building permit  
379 application for the construction or substantial rehabilitation of (1) an  
380 eligible workforce housing development project, as defined in section 1  
381 of this act, or (2) a workforce housing development project, as defined  
382 in section 8-395, as amended by this act.

383 Sec. 5. Section 12-81 of the 2020 supplement to the general statutes is  
384 amended by adding subdivision (80) as follows (*Effective October 1, 2020,*  
385 *and applicable to assessment years commencing on or after October 1, 2020*):

386 (NEW) (80) Any workforce housing development project, as defined  
387 in section 8-395, as amended by this act, to the extent of seventy per cent  
388 of its valuation for purposes of assessment in each of the seven full  
389 assessment years following the assessment year in which the  
390 construction or substantial rehabilitation, as defined in section 8-395, as  
391 amended by this act, is completed.

392 Sec. 6. (NEW) (*Effective October 1, 2020*) (a) On or before January first,  
393 annually, the Secretary of the Office of Policy and Management shall  
394 determine the amount due to each municipality in the state, in  
395 accordance with this section, as a state grant in lieu of taxes with respect  
396 to real property and improvements on such property that are partially  
397 exempt from taxation under subdivision (80) of section 12-81 of the  
398 general statutes, as amended by this act, to receive payments in lieu of  
399 taxes for such property and improvements, exclusive of any such  
400 property operated by the federal government.

401 (b) The grant payable to any municipality under the provisions of this  
402 section in the state fiscal year commencing July 1, 2022, and in each fiscal  
403 year thereafter, shall be equal to seventy per cent of the property taxes  
404 which, except for any exemption applicable to any such housing  
405 authority property under the provisions of chapter 128 of the general

406 statutes, would have been paid with respect to such exempt real  
 407 property on the assessment list in such municipality for the assessment  
 408 date two years prior to the commencement of the state fiscal year in  
 409 which such grant is payable. The amount of the grant payable to each  
 410 municipality in any year in accordance with this section shall be reduced  
 411 proportionately in the event that the total of such grants in such year  
 412 exceeds the amount appropriated for the purposes of this section with  
 413 respect to such year.

414       Sec. 7. (NEW) (*Effective October 1, 2020*) The Connecticut Housing  
 415 Finance Authority shall develop and administer a program of mortgage  
 416 assistance for (1) developers for the construction or substantial  
 417 rehabilitation of eligible workforce housing development projects, as  
 418 defined in section 1 of this act, and (2) developers for the construction  
 419 or substantial rehabilitation of workforce housing development  
 420 projects, as defined in section 8-395 of the general statutes, as amended  
 421 by this act. In making mortgage assistance available under the program,  
 422 the authority shall utilize any appropriate housing subsidies. The terms  
 423 of any mortgage assistance shall allow the mortgagee to realize a  
 424 reasonable portion of the equity gain upon sale of the mortgaged  
 425 property.

This act shall take effect as follows and shall amend the following sections:		
Section 1	<i>July 1, 2020</i>	New section
Sec. 2	<i>July 1, 2020</i>	12-63b
Sec. 3	<i>July 1, 2020</i>	8-395
Sec. 4	<i>July 1, 2020</i>	29-263
Sec. 5	<i>October 1, 2020, and applicable to assessment years commencing on or after October 1, 2020</i>	12-81
Sec. 6	<i>October 1, 2020</i>	New section
Sec. 7	<i>October 1, 2020</i>	New section

***Statement of Purpose:***

To establish the workforce housing development program in opportunity zones and to create additional opportunities for workforce housing development in other parts of the state using tax credits, fee waivers and property tax abatement.

*[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.]*