



General Assembly

January Session, 2025

Governor's Bill No. 1252

LCO No. 4347



Referred to Committee on HOUSING

Introduced by:

Request of the Governor Pursuant
to Joint Rule 9

**AN ACT ESTABLISHING PRIORITY HOUSING DEVELOPMENT
ZONES.**

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

1 Section 1. (NEW) (*Effective July 1, 2025*) As used in this section and
2 sections 2 and 3 of this act:

3 (1) "Approved priority housing development zone" means a priority
4 housing development zone for which a final letter of eligibility has been
5 issued by the Commissioner of Housing pursuant to section 2 of this act.

6 (2) "Developable land" means the area within the boundaries of an
7 approved priority housing development zone that feasibly can be
8 developed into residential uses consistent with the provisions of this
9 section. "Developable land" does not include: (A) Land already
10 committed to a public use or purpose, whether publicly or privately
11 owned; (B) existing parks, recreation areas and open space that is
12 dedicated to the public or subject to a recorded conservation easement;
13 (C) land otherwise subject to an enforceable restriction on or prohibition
14 of development; (D) wetlands or watercourses as defined in chapter 440

15 of the general statutes; and (E) areas exceeding one-half or more acres
16 of contiguous land that are unsuitable for development due to
17 topographic features, such as steep slopes.

18 (3) "Dwelling unit" has the same meaning as provided in section 47a-
19 1 of the general statutes.

20 (4) "Eligible location" means an area within existing residential or
21 commercial districts suitable for development as a priority housing
22 development zone.

23 (5) "Historic district" means a historic district established pursuant to
24 chapter 97a of the general statutes.

25 (6) "Priority housing development zone" means a zone adopted by a
26 zoning commission pursuant to this section and sections 2 and 3 of this
27 act as an overlay to one or more existing zones in an eligible location.

28 (7) "Letter of eligibility" means a preliminary or final letter issued to
29 a municipality by the commissioner pursuant to this section.

30 (8) "Multifamily housing" means a building that contains or will
31 contain three or more residential dwelling units.

32 (9) "Open space" means land or a permanent interest in land that is
33 used for or satisfies one or more of the criteria listed in subsection (b) of
34 section 7-131d of the general statutes.

35 (10) "Commissioner" means the Commissioner of Housing, or the
36 commissioner's designee.

37 (11) "Townhouse housing" means a residential building consisting of
38 a single-family dwelling unit constructed in a group of three or more
39 attached units in which each unit extends from foundation to roof and
40 has open space on at least two sides.

41 (12) "Zoning commission" means a municipal agency designated or

42 authorized to exercise zoning powers under chapter 124 of the general
43 statutes or a special act and includes an agency that exercises both
44 planning and zoning authority.

45 Sec. 2. (NEW) (*Effective July 1, 2025*) (a) Notwithstanding the
46 provisions of any charter or special act, a zoning commission may adopt
47 regulations, as part of any zoning regulations adopted under section 8-
48 2 of the general statutes or any special act, that establish a priority
49 housing development zone in accordance with the provisions of this
50 section.

51 (b) A priority housing development zone shall satisfy the following
52 requirements:

53 (1) The zone shall be consistent with the state plan of conservation
54 and development and be located in an eligible location.

55 (2) The regulations establishing a priority housing development zone
56 shall permit, as of right, multifamily housing, as provided in this
57 section.

58 (3) The minimum allowable density for a priority housing
59 development zone, per acre of developable land, shall be: (A) Four units
60 per acre for single-family detached housing; (B) six units per acre for
61 duplex or townhouse housing; and (C) ten units per acre for multifamily
62 housing. If the proposed priority housing development zone does not
63 satisfy each requirement of this subdivision but otherwise satisfies the
64 requirements of this section, and the commissioner, in the
65 commissioner's discretion, determines such proposed zone provides for
66 similar housing production, the commissioner may waive any
67 requirement contained in this subdivision.

68 (4) The minimum densities prescribed in subdivision (3) of this
69 subsection shall be subject only to site plan or subdivision procedures,
70 submission requirements and approval standards of the municipality
71 and shall not be subject to special permit or special exception

72 procedures, requirements or standards.

73 (5) A priority housing development zone may consist of one or more
74 subzones, provided each subzone and the zone as a whole comply with
75 the requirements of this section.

76 (6) A priority housing development zone shall be not less than ten
77 per cent of the total developable land within a municipality.

78 (c) A zoning commission may modify, waive or delete dimensional
79 standards contained in the zone or zones that underlie a priority
80 housing development zone in order to support the minimum or desired
81 densities, mix of uses or physical compatibility in the priority housing
82 development zone. Standards subject to modification, waiver or
83 deletion by a zoning commission include, but shall not be limited to,
84 building height, setbacks, lot coverage, parking ratios and road design
85 standards.

86 (d) The regulations of a priority housing development zone may
87 allow for a mix of business, commercial or other nonresidential uses
88 within a single zone or for the separation of such uses into one or more
89 subzones, provided that the zone as a whole complies with the
90 requirements of this section, and that such uses shall be consistent with
91 as-of-right residential uses and densities required under this section.

92 (e) A priority housing development zone may overlay all or any part
93 of an existing historic district, and a municipality may establish a
94 historic district within an approved priority housing development zone,
95 provided, if the requirements or regulations of such historic district
96 render the approved priority housing development zone out of
97 compliance with the provisions of this section, the commissioner shall
98 deny a preliminary or final letter of eligibility and deny or revoke a
99 certificate of affordable housing project completion, as provided in
100 subdivision (4) of subsection (l) of section 8-30g of the general statutes,
101 as amended by this act, as applicable.

102 (f) The provisions of this section shall not be construed to affect the
103 power of a zoning commission to adopt or amend regulations under
104 chapter 124 of the general statutes or any special act.

105 Sec. 3. (NEW) (*Effective July 1, 2025*) (a) Any municipality that has
106 adopted a priority housing development zone consistent with this
107 section and sections 1 and 2 of this act may request a letter of eligibility
108 from the commissioner.

109 (b) The commissioner shall review such requests within ninety days
110 of receipt of such a request.

111 (c) The commissioner may approve, reject or request modifications
112 consistent with the requirements of this section and sections 1 and 2 of
113 this act.

114 (d) The commissioner may issue a preliminary letter of eligibility
115 upon a municipality's request, provided such municipality has
116 submitted proposed modifications that would allow it to create a
117 priority housing development zone. The commissioner may issue a final
118 letter of eligibility when a municipality has implemented such proposed
119 modifications and is in compliance with the requirements of a priority
120 housing development zone set forth in this section and sections 1 and 2
121 of this act.

122 (e) If a municipality modifies a priority housing development zone
123 after receipt of a letter of eligibility, the municipality, within seven days
124 of such modification, shall notify the commissioner of such
125 modification, and the commissioner may rescind such letter of eligibility
126 if the commissioner determines that such modifications do not comply
127 with the requirements of this section and sections 1 and 2 of this act.

128 Sec. 4. Subdivision (4) of subsection (l) of section 8-30g of the general
129 statutes is repealed and the following is substituted in lieu thereof
130 (*Effective July 1, 2025*):

131 (4) (A) [The] Except as provided in subparagraph (B) of this
132 subdivision, the commissioner shall issue a certificate of affordable
133 housing project completion for the purposes of this subsection upon
134 finding that there has been completed within the municipality one or
135 more affordable housing developments which create housing unit-
136 equivalent points equal to (i) the greater of two per cent of all dwelling
137 units in the municipality, as reported in the most recent United States
138 decennial census, or seventy-five housing unit-equivalent points, or (ii)
139 for any municipality that has (I) adopted an affordable housing plan in
140 accordance with section 8-30j, (II) twenty thousand or more dwelling
141 units, as reported in the most recent United States decennial census, and
142 (III) previously qualified for a moratorium in accordance with this
143 section, one and one-half per cent of all dwelling units in the
144 municipality, as reported in the most recent United States decennial
145 census.

146 (B) A municipality that has received a final letter of eligibility from
147 the commissioner pursuant to sections 2 and 3 of this act shall be entitled
148 to obtain a certificate of affordable housing completion under this
149 section from the commissioner upon the commissioner's finding that
150 there has been completed within the municipality one or more
151 affordable housing developments which create housing unit-equivalent
152 points equal to (i) the greater of one and three-quarter per cent of all
153 dwelling units in the municipality, as reported in the most recent United
154 Stated decennial census, or sixty-five housing unit-equivalent points, or
155 (ii) for any municipality that (I) has adopted an affordable housing plan
156 in accordance with section 8-30j, (II) has twenty thousand or more
157 dwelling units, as reported in the most recent United States decennial
158 census, and (III) previously qualified for a moratorium in accordance
159 with this section, one and one-half per cent of all dwelling units in the
160 municipality, as reported in the most recent United States decennial
161 census.

162 [(B)] (C) A municipality may apply for a certificate of affordable
163 housing project completion pursuant to this subsection by applying in

164 writing to the commissioner, and including documentation showing
165 that the municipality has accumulated the required number of points
166 within the applicable time period. Such documentation shall include the
167 location of each dwelling unit being counted, the number of points each
168 dwelling unit has been assigned, and the reason, pursuant to this
169 subsection, for assigning such points to such dwelling unit. Upon
170 receipt of such application, the commissioner shall promptly cause a
171 notice of the filing of the application to be published in the Connecticut
172 Law Journal, stating that public comment on such application shall be
173 accepted by the commissioner for a period of thirty days after the
174 publication of such notice. Not later than ninety days after the receipt of
175 such application, the commissioner shall either approve or reject such
176 application. Such approval or rejection shall be accompanied by a
177 written statement of the reasons for approval or rejection, pursuant to
178 the provisions of this subsection. If the application is approved, the
179 commissioner shall promptly cause a certificate of affordable housing
180 project completion to be published in the Connecticut Law Journal. If
181 the commissioner fails to either approve or reject the application within
182 such ninety-day period, such application shall be deemed provisionally
183 approved, and the municipality may cause notice of such provisional
184 approval to be published in a conspicuous manner in a daily newspaper
185 having general circulation in the municipality, in which case, such
186 moratorium shall take effect upon such publication. The municipality
187 shall send a copy of such notice to the commissioner. Such provisional
188 approval shall remain in effect unless the commissioner subsequently
189 acts upon and rejects the application, in which case the moratorium shall
190 terminate upon notice to the municipality by the commissioner.

This act shall take effect as follows and shall amend the following sections:		
Section 1	<i>July 1, 2025</i>	New section
Sec. 2	<i>July 1, 2025</i>	New section
Sec. 3	<i>July 1, 2025</i>	New section
Sec. 4	<i>July 1, 2025</i>	8-30g(1)(4)

Statement of Purpose:

To implement the Governor's budget recommendations.

[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.]