



General Assembly

**Amendment**

January Session, 2019

LCO No. 8139



Offered by:

REP. MCCARTHY VAHEY, 133<sup>rd</sup> Dist.

REP. ZAWISTOWSKI, 61<sup>st</sup> Dist.

REP. LEMAR, 96<sup>th</sup> Dist.

REP. ROJAS, 9<sup>th</sup> Dist.

To: Subst. House Bill No. 6749

File No. 573

Cal. No. 346

**"AN ACT TO REORGANIZE THE ZONING ENABLING ACT AND PROMOTE MUNICIPAL COMPLIANCE."**

1 In line 219, after "municipality" insert "and shall submit a copy of  
2 such plan to the Commissioner of Housing"

3 Strike section 3 in its entirety and substitute the following in lieu  
4 thereof:

5 "Sec. 3. (NEW) (*Effective July 1, 2019*) (a) (1) The Commissioner of  
6 Housing shall convene a working group to conduct a study of the  
7 requirements for, and incentives for compliance with, both affordable  
8 housing plans prepared pursuant to section 8-30j of the general  
9 statutes, as amended by this act, and municipal zoning regulations to:

10 (A) Provide for the development of housing opportunities,  
11 including opportunities for multifamily dwellings consistent with soil  
12 types, terrain and infrastructure capacity, for all residents of a

13 municipality and the planning region in which such municipality is  
14 located, as designated by the Secretary of the Office of Policy and  
15 Management pursuant to section 16a-4a of the general statutes;

16 (B) Promote housing choice and economic diversity in housing,  
17 including housing for both low and moderate income households; and

18 (C) Provide for the development of housing that will meet the needs  
19 identified in the state's consolidated plan for housing and community  
20 development, prepared pursuant to section 8-37t of the general  
21 statutes, and in the housing and other components of the state plan of  
22 conservation and development, prepared pursuant to section 16a-26 of  
23 the general statutes.

24 (2) Such study shall include an examination of (A) how each  
25 municipality's compliance with both its municipal zoning regulations  
26 requirements and its affordable housing plan requirements should be  
27 determined, and (B) the form and manner in which evidence of such  
28 compliance should be determined.

29 (3) The working group shall consist of the following members, who  
30 shall be appointed by the Commissioner of Housing not later than  
31 sixty days after the effective date of this section:

32 (A) Two representatives with expertise in fair housing issues;

33 (B) Two representatives with expertise in state or local planning;

34 (C) Two representatives of municipal advocacy organizations, one  
35 of whom is from the Connecticut Council of Municipalities and one of  
36 whom is from the Connecticut Council of Small Towns;

37 (D) One representative with expertise in addressing homelessness in  
38 the state;

39 (E) One representative with expertise in the housing construction  
40 trade; and

41 (F) The Secretary of the Office of Policy and Management, or said  
42 secretary's designee.

43 (4) The working group shall provide the findings of such study to  
44 the Commissioner of Housing such that, not later than June 1, 2020,  
45 said commissioner shall submit a report regarding the outcome and  
46 recommendations of the working group, including any recommended  
47 legislation, to the joint standing committee of the General Assembly  
48 having cognizance of matters relating to planning and development, in  
49 accordance with section 11-4a of the general statutes.

50 (b) (1) Not later than June 1, 2021, and at least once every ten years  
51 thereafter, each municipality that adopts the provisions of chapter 124  
52 of the general statutes pursuant to section 8-1 of the general statutes, as  
53 amended by this act, shall demonstrate, in a form and manner  
54 prescribed by the Commissioner of Housing, compliance with the  
55 provisions of subdivisions (4) to (6), inclusive, of subsection (b) of  
56 section 8-2 of the general statutes, as amended by this act. Not later  
57 than June 1, 2020, said commissioner shall provide guidance to  
58 municipalities regarding the demonstration of such compliance, except  
59 that if the provision of such guidance is delayed beyond June 1, 2020,  
60 the time for satisfying the requirement to demonstrate such  
61 compliance shall be extended by the length of time of any such delay.

62 (2) The Commissioner of Housing, in consultation with the working  
63 group established pursuant to subsection (a) of this section, shall adopt  
64 regulations in accordance with the provisions of chapter 54 of the  
65 general statutes to prescribe the form and manner in which each  
66 municipality shall provide evidence of compliance with the provisions  
67 of subdivisions (4) to (6), inclusive, of subsection (b) of section 8-2 of  
68 the general statutes, as amended by this act."