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 such plan to the Commissioner of Housing"

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

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

(A) Provide for the development of housing opportunities, including opportunities for multifamily dwellings consistent with soil types, terrain and infrastructure capacity, for all residents of a
municipality and the planning region in which such municipality is located, as designated by the Secretary of the Office of Policy and Management pursuant to section 16a-4a of the general statutes;

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

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

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

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

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

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

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

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

(E) One representative with expertise in the housing construction trade; and
(F) The Secretary of the Office of Policy and Management, or said secretary's designee.

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

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

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