

**Proposed Substitute
Bill No. 6570**

LCO No. 5765

AN ACT CONCERNING TRANSIT-ORIENTED DEVELOPMENT.

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

1 Section 1. (*Effective from passage*) (a) On or before October 1, 2021, the
2 Commissioner of Transportation, in consultation with the
3 Commissioner of Housing, shall (1) (A) identify five passenger railroad
4 stations or bus rapid transit stations where the associated parking lot is
5 owned by the state, and (B) issue a request for information for the
6 construction of transit-oriented development on such parking lots,
7 provided the same number of parking spaces will be maintained and at
8 least twenty per cent of the development will be affordable housing, as
9 defined in section 8-39a of the general statutes; and (2) (A) identify five
10 parcels owned by the state and located within a one-half mile radius of
11 a passenger railroad station or bus rapid transit station, and (B) issue a
12 request for information for the construction of transit-oriented
13 development on such parcels, provided at least twenty per cent of the
14 development will be affordable housing.

15 (b) On or before February 1, 2022, the Commissioner of
16 Transportation shall submit, in accordance with section 11-4a of the
17 general statutes, a summary of the responses to the requests for
18 information, along with any recommendations, to the joint standing
19 committee of the General Assembly having cognizance of matters

20 relating to transportation.

21 Sec. 2. Section 8-30j of the general statutes is repealed and the
22 following is substituted in lieu thereof (*Effective July 1, 2021*):

23 (a) [At] Not later than July 1, 2022, and at least once every five years
24 thereafter, each municipality shall prepare or amend and adopt an
25 affordable housing plan for the municipality. Such plan shall (1) specify
26 how the municipality intends to increase the number of affordable
27 housing developments in the municipality, and (2) identify all parcels
28 in the municipality that are owned by either the municipality or the state
29 and located within a one-half mile radius of a passenger railroad station
30 or bus rapid transit station, the size of any such parcel and any known
31 environmental issues regarding any such parcel.

32 (b) The municipality may hold public informational meetings or
33 organize other activities to inform residents about the process of
34 preparing the plan. If the municipality holds a public hearing, at least
35 thirty-five days prior to the public hearing on the adoption, the
36 municipality shall file in the office of the town clerk of such municipality
37 a copy of such draft plan or any amendments to the plan, and if
38 applicable, post such draft plan on the Internet web site of the
39 municipality. After adoption of the plan, the municipality shall file the
40 final plan in the office of the town clerk of such municipality and, if
41 applicable, post the plan on the Internet web site of the municipality.

42 (c) Following adoption, the municipality shall regularly review and
43 maintain such plan. The municipality may adopt such geographical,
44 functional or other amendments to the plan or parts of the plan, in
45 accordance with the provisions of this section, as it deems necessary. If
46 the municipality fails to amend such plan every five years, the chief
47 elected official of the municipality shall submit a letter to the
48 Commissioner of Housing that explains why such plan was not
49 amended.

This act shall take effect as follows and shall amend the following sections:

Section 1	<i>from passage</i>	New section
Sec. 2	<i>July 1, 2021</i>	8-30j