



House of Representatives

General Assembly

File No. 62

February Session, 2022

Substitute House Bill No. 5207

House of Representatives, March 22, 2022

The Committee on Housing reported through REP. WILLIAMS of the 100th Dist., Chairperson of the Committee on the part of the House, that the substitute bill ought to pass.

AN ACT REVISING A STATUTE CONCERNING HOUSING DEVELOPMENT.

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

1 Section 1. Section 8-74 of the general statutes is repealed and the
2 following is substituted in lieu thereof (*Effective October 1, 2022*):

3 No moderate rental housing project shall be developed until (1) the
4 housing authority or, in the case of a developer, the Commissioner of
5 Housing has provided notice to the general public of the project by
6 publication, in ten-point boldface type, of a description of the project in
7 a newspaper of general circulation in the municipality in which the
8 proposed project is to be located; (2) the [Commissioner of Housing]
9 commissioner has approved the site, not less than thirty days after
10 publication of the notice required under this section and after having
11 given due consideration to any comments received from the public, the
12 plans and layout and the estimated cost of development; and (3) the
13 commissioner has approved the proposed methods of financing, the
14 proposed rents and income limits for admission and continued

15 occupancy and a detailed estimate of the expenses and revenues thereof.
 16 During the period of any grant or loan contract entered into under part
 17 I or III of this chapter or this part, the developer shall submit to the
 18 commissioner for [his] the commissioner's approval [its] such
 19 developer's rent schedules, [and its] standards of tenant eligibility and
 20 continued occupancy, and any changes therein and [its] such
 21 developer's proposed budget for each fiscal year, together with such
 22 reports and financial and operating statements as the commissioner
 23 finds necessary. The commissioner may recommend the use of modern
 24 materials and methods of construction and factory-built houses in such
 25 projects, provided the use thereof would not be detrimental to the public
 26 health and safety, and may, in [his] the commissioner's discretion,
 27 withhold approval of the plans therefor if [he] the commissioner
 28 believes that failure to use such methods or materials or factory-built
 29 houses would result in unnecessarily high costs. The commissioner [is
 30 authorized to] may make and enforce reasonable orders and regulations
 31 and [to] determine the allocation of dwelling units to be constructed by
 32 an authority. The provisions of section 31-53 shall apply to housing
 33 projects constructed by an eligible developer under this part.

This act shall take effect as follows and shall amend the following sections:		
Section 1	October 1, 2022	8-74

Statement of Legislative Commissioners:
 The title was changed.

HSG *Joint Favorable Subst. -LCO*

The following Fiscal Impact Statement and Bill Analysis are prepared for the benefit of the members of the General Assembly, solely for purposes of information, summarization and explanation and do not represent the intent of the General Assembly or either chamber thereof for any purpose. In general, fiscal impacts are based upon a variety of informational sources, including the analyst's professional knowledge. Whenever applicable, agency data is consulted as part of the analysis, however final products do not necessarily reflect an assessment from any specific department.

OFA Fiscal Note

State Impact: None

Municipal Impact: None

Explanation

The bill makes minor technical changes that have no fiscal impact.

The Out Years

State Impact: None

Municipal Impact: None



OLR Bill Analysis

HB 5207

AN ACT REVISING A STATUTE CONCERNING HOUSING DEVELOPMENT.

SUMMARY

This bill makes minor technical changes in a statute concerning moderate rental housing.

EFFECTIVE DATE: October 1, 2022

COMMITTEE ACTION

Housing Committee

Joint Favorable

Yea 15 Nay 0 (03/10/2022)