



General Assembly

Substitute Bill No. 5207

February Session, 2022



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 Section 8-74 of the general statutes is repealed and the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*