



General Assembly

January Session, 2025

**Raised Bill No. 6950**

LCO No. 4487



Referred to Committee on HOUSING

Introduced by:  
(HSG)

***AN ACT CONCERNING THE INCOME THRESHOLD FOR TENANTS  
RENTING A DWELLING UNIT IN A SET-ASIDE DEVELOPMENT.***

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

1 Section 1. Subdivision (6) of subsection (a) of section 8-30g of the  
2 general statutes is repealed and the following is substituted in lieu  
3 thereof (*Effective July 1, 2025*):

4 (6) "Set-aside development" means a development in which not less  
5 than thirty per cent of the dwelling units will be conveyed by deeds  
6 containing covenants or restrictions which shall require that, for at least  
7 forty years after the initial occupation of the proposed development,  
8 such dwelling units shall be sold or rented at, or below, prices which  
9 will preserve the units as housing for which persons and families pay  
10 thirty per cent or less of their annual income, where such income is less  
11 than or equal to eighty per cent of the median income, except as  
12 provided in subdivision (1) of subsection (d) of this section. In a set-  
13 aside development, of the dwelling units conveyed by deeds containing  
14 covenants or restrictions, a number of dwelling units equal to not less  
15 than fifteen per cent of all dwelling units in the development shall be

16 sold or rented to persons and families whose income is less than or equal  
17 to sixty per cent of the median income and the remainder of the dwelling  
18 units conveyed by deeds containing covenants or restrictions shall be  
19 sold or rented to persons and families whose income is less than or equal  
20 to eighty per cent of the median income;

21 Sec. 2. Subsection (d) of section 8-30g of the general statutes is  
22 repealed and the following is substituted in lieu thereof (*Effective July 1,*  
23 *2025*):

24 (d) (1) A person or family renting a deed-restricted dwelling unit in a  
25 set-aside development shall be permitted to continue renting such  
26 dwelling unit for not more than three years after such person's or  
27 family's income exceeds either sixty per cent or eighty per cent of the  
28 median income, as applicable.

29 [(d)] (2) For any affordable dwelling unit that is rented as part of a  
30 set-aside development, if the maximum monthly housing cost, as  
31 calculated in accordance with subdivision (6) of subsection (a) of this  
32 section, would exceed one hundred per cent of the Section 8 fair market  
33 rent as determined by the United States Department of Housing and  
34 Urban Development, in the case of units set aside for persons and  
35 families whose income is less than or equal to sixty per cent of the  
36 median income, then such maximum monthly housing cost shall not  
37 exceed one hundred per cent of said Section 8 fair market rent. If the  
38 maximum monthly housing cost, as calculated in accordance with  
39 subdivision (6) of subsection (a) of this section, would exceed one  
40 hundred twenty per cent of the Section 8 fair market rent, as determined  
41 by the United States Department of Housing and Urban Development,  
42 in the case of units set aside for persons and families whose income is  
43 less than or equal to eighty per cent of the median income, then such  
44 maximum monthly housing cost shall not exceed one hundred twenty  
45 per cent of such Section 8 fair market rent.

This act shall take effect as follows and shall amend the following sections:
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Section 1	<i>July 1, 2025</i>	8-30g(a)(6)
Sec. 2	<i>July 1, 2025</i>	8-30g(d)

**HSG**      *Joint Favorable*