



General Assembly

**Substitute Bill No. 6570**

January Session, 2021



**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 Section 8-30j of the general statutes is repealed and the  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

**TRA**      *Joint Favorable Subst.*