

Fair Share

Section (b). By July 1, 2024, HUD & ECD will assess & determine each community's "fair share" of affordable housing.

Distribution of affordable will be:

- Below Low (80%), Above Very Low (50%): 50% or less
- Very Low Income (50%): 50% or more
- Extremely Low Income (30%): 13% or more
- Rental: 25% or more
- Age Restricted: 25% or less
- 2+ bedroom, non-age-restricted: 50% or more
- Studios or 1-bed: 20% or less

Municipal Fair Share Allocation.

"Fair Share Goal"

- 1 point per affordable housing unit
- Bonus Points
 - o +1 for Extremely Low Income Threshold
 - o +1 for 2+ bedroom units
 - o +1 for "supportive housing" (as defined in CGS 17a-485c)

No later than July 1 2025, and every 10 years thereafter, municipalities required to prepare and adopt a **municipal fair share plan** that creates a realistic opportunity for achieving a municipality's **fair share goal**.

That plan must be paced to achieve:

- 5% by year 3
- 30% by year 5
- 60% by year 7
- 100% by year 10

No later than July 1, 2026, and every year thereafter, municipalities required to submit a report to Housing.

Section (e). If a municipality fails to adopt a plan, or not making progress, then it shall be subject to default zoning as follows:

- Multi-family (up to 20 units/acre) allowed as of right where infrastructure exists, if project is 20% affordable for 40 years, OR 10% very low affordable for 20 years.

Section (f). If a municipality fails to adopt a plan, or create realistic opportunity, any interested party may bring an action...

Work+Live+Ride

- Applies to all municipalities with a “rapid transit station”. [Branchville within definition.]
- If municipality wants to receive state “Discretionary Infrastructure Funding” [DIF, see below], it must establish at least one transit-oriented district [TOD].
 - TOD must be within half-mile of at least one rapid or regular bus station, or within reasonable distance of current or planned rapid transit station [e.g. Branchville].
 - TOD must:
 - Allow 20 homes per acre (for population below 60k);
 - Include affordable housing within TOD [see below]; and
 - Not include excessive lot size or parking requirements.
- Discretionary Infrastructure Funding [DIF] refers to grant programs administered by the State for which municipalities are eligible grantees that relate to:
 - transportation improvements,
 - the expansion or improvement of public sewer or water services,
 - pedestrian and cyclist infrastructure,
 - brownfield remediation,
 - climate resilience,
 - certain revitalization funds,
 - certain housing funds, or
 - other related investments that further the purposes of this section as determined by the Office of Policy and Management.
- Affordable Housing within TOD
 - % requirement based on CHFA needs assessment. Ridgefield likely at 18-20%.
- Municipalities could preserve their ability to receive DIF if PZC resolved to create TOD within 18 months, but funding is at-risk if TOD not created.