
OLR Bill Analysis

sHB 6570

AN ACT CONCERNING TRANSIT-ORIENTED DEVELOPMENT.

SUMMARY

This bill requires the Department of Transportation to identify certain state property suitable for transit-oriented development (TOD) and obtain certain information on developing the properties. Specifically, it must do the following:

1. by October 1, 2021, identify, in consultation with the Department of Housing (DOH), five passenger rail or bus rapid transit stations with state-owned parking lots and five state-owned parcels located within a half mile radius of a passenger rail or bus rapid transit station;
2. issue, by the same deadline and in consultation with DOH, requests for information (RFIs) for TOD on the lots and parcels, provided that at least 20% of the development is affordable housing; and
3. report, by February 1, 2022, to the Transportation Committee a summary of the RFI responses and any recommendations.

The bill requires municipalities to include certain information in the affordable housing plans that state law requires them to adopt at least every five years. Specifically, a municipality must (1) identify all parcels within its borders that it or the state owns and that are located within a one-half mile radius of a passenger rail or bus rapid transit station and (2) list the size of each parcel identified and any known environmental issues.

The bill also (1) specifically requires municipalities to adopt their first affordable housing plan by July 1, 2022, (the plan requirement was enacted in 2017) and (2) requires that any plan that has already been

adopted be amended to include the information the bill requires by that date.

EFFECTIVE DATE: Upon passage for the provision on RFIs, and July 1, 2021, for the affordable housing plan provision.

AFFORDABLE HOUSING

Under the bill, with respect to RFIs for TOD on state-owned lots, “affordable housing” means housing for which people and families pay 30% or less of their annual income when this income is less than or equal to the area median income for the municipality in which the housing is located, as determined by the U.S. Department of Housing and Urban Development.

BACKGROUND

Related Bill

sHB 6107, favorably reported by the Planning and Development Committee, (1) specifies that municipalities must prepare and adopt their first affordable housing plans by June 1, 2022, and (2) makes other changes to plan requirements.

COMMITTEE ACTION

Transportation Committee

Joint Favorable Substitute

Yea 21 Nay 14 (03/26/2021)