House of Representatives

General Assembly

File No. 971

January Session, 2025

Substitute House Bill No. 7281

House of Representatives, May 28, 2025

The Committee on Government Oversight reported through REP. DATHAN of the 142nd Dist., Chairperson of the Committee on the part of the House, that the substitute bill ought to pass.

AN ACT AMENDING A PRIOR CONVEYANCE OF A PARCEL OF STATE LAND TO THE TOWN OF SOUTHBURY TO CHANGE THE RESTRICTIONS ON THE USE, OWNERSHIP AND LEASING OF SAID PARCEL.

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

Section 1. Section 5 of special act 13-23, as amended by section 2 of public act 16-1 of the May special session, is amended to read as follows (*Effective from passage*):

(a) Notwithstanding any provision of the general statutes, not earlier than October 1, 2014, the Commissioner of Administrative Services, on behalf of the Commissioner of Developmental Services, upon certification of the Commissioner of Developmental Services that the parcel is no longer needed for residential purposes, shall convey to the town of Southbury a parcel of land located in the town of Southbury, at a cost equal to the administrative costs of making such conveyance. Said parcel of land has an area of approximately 45 acres and is identified as

a portion of the parcel of land containing the Southbury Training School Personnel Village east of South Britain Road. The Commissioner of Developmental Services shall identify said parcel upon completion of a Class A-2 horizontal survey paid for and completed by the town of Southbury. The conveyance shall be subject to the approval of the State Properties Review Board.

(b) The town of Southbury shall use said parcel of land for housing purposes, subject to the provisions of subsection (c) of this section. If the town of Southbury:

(1) Does not use said parcel for said purposes;

(2) Does not retain ownership of all of said parcel, **[**;**]** other than a sale or transfer of said parcel to a third party for housing purposes, subject to the provisions of subsection (c) of this section; or

(3) Leases all or any portion of said parcel, **[**provided this restriction shall not apply to**]** other than a lease to a **[**nonprofit organization for senior**]** third party for housing purposes, or **[**a sublease pursuant to subsection (c) of this section**]** subsequent sublease for housing purposes, subject to the provisions of subsection (c) of this section,

the parcel shall revert to the state of Connecticut. Any funds received by the town of Southbury from a sale or lease of said parcel for housing purposes after any costs to the town associated with such sale or lease are paid shall be deposited in a trust fund to be established by the town for purposes of paying costs associated with infrastructure to support the affordable housing required under this section.

(c) **[**The nonprofit organization that enters into a lease in accordance with subdivision (3) of subsection (b) of this section may enter into a sublease with another entity formed for the development, construction and management of low-income senior housing if such sublease is entered into for purposes of enabling state financing or the allocation of federal tax credits and subsequent investment, such as Low Income Housing Tax Credits pursuant to Section 42 of the Internal Revenue

Code of 1986, or any subsequent corresponding internal revenue code of the United States, as amended from time to time.**]** Not less than thirty per cent of the housing units constructed on said parcel shall be subject to deeds containing covenants or restrictions that require such housing units to be sold or rented at or below prices which will preserve the units as housing for which persons and families pay thirty per cent or less of their annual income, where such income is less than or equal to eighty per cent of the area or state median income, whichever is less, for not less than forty years after an initial certificate of occupancy is granted, provided, if, not later than four years after the conveyance of the parcel to the town pursuant to this section, the Commissioner of Administrative Services determines that construction of the housing required under this section has not commenced, the parcel shall revert to the state of Connecticut, unless the town requests and the commissioner agrees to an extension of such four-year deadline.

(d) One hundred and twenty days prior to the transfer, the town of Southbury shall conduct an environmental impact evaluation in accordance with part I of chapter 439 of the general statutes of said parcel. The town shall pay all costs and fees associated with conducting such evaluation. Prior to the transfer of the property, the town shall submit such evaluation to the Secretary of the Office of Policy and Management. Based upon a review of the environmental impact evaluation by the secretary, additional terms and conditions or adjustment to the deed or other instrument may be required by the secretary or the secretary, in the secretary's sole discretion, may terminate the proposed transfer.

(e) The State Properties Review Board shall complete its review of the conveyance of said parcel of land not later than thirty days after it receives a proposed agreement from the Department of Administrative Services, on behalf of the Department of Developmental Services. The land shall remain under the care and control of the Department of Developmental Services until a conveyance is made in accordance with the provisions of this section. The State Treasurer shall execute and deliver any deed or instrument necessary for a conveyance under this

section, which deed or instrument shall include provisions to carry out the purposes of subsections (b) to (d), inclusive, of this section. The Commissioner of Administrative Services shall have the sole responsibility for all other incidents of such conveyance.

This act shall take effect as follows and shall amend the following sections:		
Section 1	*from passage*	SA 13-23, Sec. 5

Statement of Legislative Commissioners:
In Subsec. (c), the last sentence was reworded for clarity.

GOS *Joint Favorable Subst.*

The following Fiscal Impact Statement and Bill Analysis are prepared for the benefit of the members of the General Assembly, solely for purposes of information, summarization and explanation and do not represent the intent of the General Assembly or either chamber thereof for any purpose. In general, fiscal impacts are based upon a variety of informational sources, including the analyst's professional knowledge. Whenever applicable, agency data is consulted as part of the analysis, however final products do not necessarily reflect an assessment from any specific department.

OFA Fiscal Note

State Impact: None

Municipal Impact: None

Explanation

The bill, which changes the uses allowed under a conveyance of land from special act 13-23, does not result in a fiscal impact.

The Out Years

State Impact: None

Municipal Impact: None

OLR Bill Analysis

sHB 7281

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SUMMARY

The Office of Legislative Research (OLR) does not analyze Special Acts, but information on this conveyance and others reported favorably by the Government Oversight Committee can be found in an annual report prepared by OLR. For 2025, this is OLR Report 2025-R-0066.

COMMITTEE ACTION

Government Oversight Committee

Joint Favorable Substitute
Yea 11 Nay 1 (05/15/2025)