

Housing Committee JOINT FAVORABLE REPORT

Bill No.: HB-7031

AN ACT INCLUDING ACCESSORY APARTMENTS IN THE CALCULATION OF
THE THRESHOLD FOR EXEMPTION FROM THE AFFORDABLE HOUSING

Title: APPEALS PROCEDURE.

Vote Date: 3/6/2025

Vote Action: Joint Favorable

PH Date: 2/27/2025

File No.: 241

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SPONSORS OF BILL:

Housing Committee

REASONS FOR BILL:

This bill would include accessory apartments in the calculation of the threshold for exemption from the affordable housing appeals procedure. Currently, accessory apartments are only counted towards a municipality's 10% affordability threshold if they are deed restricted; this legislation would remove the deed restricted requirement and simply count their existence towards the threshold.

RESPONSE FROM ADMINISTRATION/AGENCY:

None expressed.

NATURE AND SOURCES OF SUPPORT:

[Maria Weingarten, Founder, CT 169 Strong](#): Maria Weingarten supported this bill and asked legislators to allow accessory apartments and workforce housing towards Housing Unit Equivalent (HUE) points for 8-30g moratorium relief. Weingarten argued this would "incentivize and increase naturally occurring affordable rentals in CT." The testimony criticized the current 8-30g affordability measure, stating it "is really only a measure of federal and state subsidies, not true affordability." They highlighted disparities in how the state allocates funding for affordable housing, arguing that some municipalities benefit more than others. The testimony called for "an honest accounting of development and funding allocation decisions by the state" to ensure fairness in housing affordability efforts.

NATURE AND SOURCES OF OPPOSITION:

[Hugh Bailey, Policy Director, Open Communities Alliance:](#) Hugh Bailey provided testimony in opposition to this bill on behalf of the Open Communities Alliance. They opposed changes to the 8-30g moratorium process arguing towns would earn credit, "without requiring the construction of units that would have long-term affordability." They emphasized, "density is welcome, but it is not the same as affordability," warning that incentivizing zoning changes instead of actual affordable units could lead to "denser multimillion-dollar condominiums" rather than housing for low-income residents. Bailey concluded by defending 8-30g as a 'positive good' that provides a crucial path for modest-income individuals to live in opportunity-rich areas.

[Sean Ghio, Policy Director, Partnership for Stronger Communities:](#) Sean Ghio provided testimony on behalf of Partnership for Stronger Communities opposing this bill, because this legislation would "count all accessory apartments as affordable housing" without requiring income restrictions, effectively bypassing Section 8-30g without actually increasing affordable housing. Ghio asserted the bill is designed to grant municipalities relief from 8-30g "without any expansion of affordable housing supply" and warned it could permit towns to claim exemptions "without any easing of the severe housing cost burden" faced by residents. Ghio urged the committee to reject this bill, stating that "it will do nothing to alleviate Connecticut's housing crisis."

[John Guskowski, Government Relations Co-Chair, Connecticut Chapter of the American Planning Association:](#) John Guskowski provided testimony on behalf of The Connecticut Chapter of the American Planning Association (CCAPA) in opposition to this bill, arguing that while Accessory Dwelling Units (ADUs) are a valuable housing option, this proposal would, "count all ADUs toward 8-30g totals, regardless of the actual affordability of the unit or income of the tenant." Additionally, CCAPA warned removing the deed restriction requirement would create logistical obstacles for municipalities as the availability of market-rate ADUs constantly fluctuates. Guskowski stressed, "the encouragement of access to affordable housing should continue to be a priority," but this bill fails to guarantee affordability and would complicate efforts to track housing.

[Raphael Podolsky, Attorney, Connecticut Legal Services:](#) Raphael Podolsky provided testimony on behalf of Connecticut Legal Services in opposition of this legislation, arguing that counting all accessory apartments as affordable housing without income restrictions would allow municipalities to bypass Section 8-30g requirements without increasing affordable housing. He emphasized that this approach would not alleviate the housing cost burdens faced by many Connecticut residents.

[Jim Horan Senior Executive Director, Local Initiatives Support Corporation:](#) Jim Horan testified in opposition of this legislation on behalf of Local Initiatives Support Corporation (LISC). Horan stated it would allow towns to achieve moratoriums or exemptions from Section 8-30g without addressing residents' severe housing cost burdens. Horan emphasized the bill would not create or preserve any affordable homes and urges the committee to reject it.

[Jim Perras, CEO, Home Builders and Remodelers Association of Connecticut:](#) Jim Perras testified in opposition of this legislation on behalf of The Home Builders and Remodelers

Association of Connecticut (HBA). Perras stated it would not result in the creation of affordable housing units. He argued the bill would allow municipalities to count accessory apartments toward affordable housing quotas without ensuring their affordability, thereby undermining the goals of Section 8-30g.

[Thomas Hollister, Attorney, Hinkley Allen:](#) Thomas Hollister provided testimony in opposition of this legislation stating this bill is "difficult to understand" but would allow the Department of Housing to rely on the "8-30g Ten Percent List." Hollister concluded in strong opposition to the bill, viewing it as a regressive approach to affordable housing.

**Reported by: Arianna Tsikitas, Clerk
Chris Peritore, Assistant Clerk**

Date: 3/20/2025