



House of Representatives

General Assembly

File No. 26

February Session, 2026

House Bill No. 5369

House of Representatives, March 16, 2026

The Committee on Housing reported through REP. FELIPE of the 130th Dist., Chairperson of the Committee on the part of the House, that the bill ought to pass.

AN ACT ESTABLISHING A TASK FORCE ON THE CALCULATION OF AFFORDABILITY IN THE AFFORDABLE HOUSING APPEALS PROCESS.

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

1 Section 1. (*Effective from passage*) (a) There is established a task force
2 to (1) evaluate the calculation of the threshold at or above which the
3 affordable housing appeals procedure outlined in section 8-30g of the
4 general statutes is not available, and (2) recommend alternatives to the
5 current ten per cent threshold outlined in subsection (k) of said section.

6 (b) The task force shall consist of the following members:

7 (1) Two appointed by the speaker of the House of Representatives,
8 one of whom has expertise in municipal housing and zoning policy and
9 one of whom represents a state-wide organization of municipal leaders;

10 (2) Two appointed by the president pro tempore of the Senate, one of
11 whom has expertise in municipal housing and zoning policy and one of
12 whom represents a municipality with fewer than ten thousand
13 residents;

14 (3) One appointed by the minority leader of the House of
15 Representatives; and

16 (4) One appointed by the minority leader of the Senate.

17 (c) Any member of the task force appointed under subdivision (1),
18 (2), (3) or (4) of subsection (b) of this section may be a member of the
19 General Assembly.

20 (d) All initial appointments to the task force shall be made not later
21 than thirty days after the effective date of this section. Any vacancy shall
22 be filled by the appointing authority.

23 (e) The speaker of the House of Representatives and the president pro
24 tempore of the Senate shall select the chairpersons of the task force from
25 among the members of the task force. Such chairpersons shall schedule
26 the first meeting of the task force, which shall be held not later than sixty
27 days after the effective date of this section.

28 (f) The administrative staff of the joint standing committee of the
29 General Assembly having cognizance of matters relating to housing
30 shall serve as administrative staff of the task force.

31 (g) Not later than January 1, 2027, the task force shall submit a report
32 on its findings and recommendations to the joint standing committee of
33 the General Assembly having cognizance of matters relating to housing,
34 in accordance with the provisions of section 11-4a of the general statutes.
35 The task force shall terminate on the date that it submits such report or
36 January 1, 2027, whichever is later.

This act shall take effect as follows and shall amend the following sections:		
Section 1	<i>from passage</i>	New section

HSG Joint Favorable

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 establishes a task force to evaluate the calculation associated with the affordable housing appeals procedure and to report on alternatives resulting in no fiscal impact to the state because the task force has the expertise and capacity to meet the requirements of the bill.

The Out Years**State Impact:** None**Municipal Impact:** None

OLR Bill Analysis

HB 5369

AN ACT ESTABLISHING A TASK FORCE ON THE CALCULATION OF AFFORDABILITY IN THE AFFORDABLE HOUSING APPEALS PROCESS.

SUMMARY

The Office of Legislative Research does not analyze Special Acts.

COMMITTEE ACTION

Housing Committee

Joint Favorable

Yea 18 Nay 0 (03/05/2026)