



General Assembly

February Session, 2026

Raised Bill No. 5362

LCO No. 2157



Referred to Committee on HOUSING

Introduced by:
(HSG)

**AN ACT IMPLEMENTING THE RECOMMENDATIONS OF THE
MAJORITY LEADER'S ROUNDTABLE.**

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

1 Section 1. Subsection (a) of section 8-30g of the 2026 supplement to
2 the general statutes is repealed and the following is substituted in lieu
3 thereof (*Effective October 1, 2026*):

4 (a) As used in this section:

5 (1) "Affordable housing development" means a proposed housing
6 development which is (A) assisted housing, or (B) a set-aside
7 development;

8 (2) "Affordable housing application" means any application made to
9 a commission in connection with an affordable housing development by
10 a person who proposes to develop such affordable housing;

11 (3) "Assisted housing" means housing which is receiving, or will
12 receive, financial assistance under any governmental program for the
13 construction or substantial rehabilitation of low and moderate income

14 housing, and any housing occupied by persons receiving rental
15 assistance under chapter 319uu or Section 1437f of Title 42 of the United
16 States Code;

17 (4) "Commission" means a zoning commission, planning
18 commission, planning and zoning commission, zoning board of appeals
19 or municipal agency exercising zoning or planning authority;

20 (5) "Municipality" means any town, city or borough, whether
21 consolidated or unconsolidated;

22 (6) "Set-aside development" means a development in which not less
23 than thirty per cent of the dwelling units will be conveyed by deeds
24 containing covenants or restrictions which shall require that, for at least
25 [forty years after the initial occupation of the proposed development]
26 the applicable time period set forth in subparagraph (A) or (B) of this
27 subdivision, such dwelling units shall be sold or rented at, or below,
28 prices which will preserve the units as housing for which persons and
29 families pay thirty per cent or less of their annual income, where such
30 income is less than or equal to eighty per cent of the median income. In
31 a set-aside development, of the dwelling units conveyed by deeds
32 containing covenants or restrictions, a number of dwelling units equal
33 to not less than fifteen per cent of all dwelling units in the development
34 shall be sold or rented to persons and families whose income is less than
35 or equal to sixty per cent of the median income and the remainder of the
36 dwelling units conveyed by deeds containing covenants or restrictions
37 shall be sold or rented to persons and families whose income is less than
38 or equal to eighty per cent of the median income, for at least (A) twenty
39 years after the initial occupation of a proposed development built on
40 land owned by a municipality or conveyed by a municipality to a
41 developer for the purpose of constructing such development, or (B)
42 forty years after the initial occupation of a proposed development built
43 on land not owned by a municipality or conveyed by a municipality to
44 a developer for the purpose of constructing such development;

45 (7) "Median income" means, after adjustments for family size, the
46 lesser of the state median income or the area median income for the area
47 in which the municipality containing the affordable housing
48 development is located, as determined by the United States Department
49 of Housing and Urban Development; and

50 (8) "Commissioner" means the Commissioner of Housing.

51 Sec. 2. Subsection (f) of section 8-30g of the 2026 supplement to the
52 general statutes is repealed and the following is substituted in lieu
53 thereof (*Effective October 1, 2026*):

54 (f) Except as provided in subsections (k) and (l) of this section, any
55 person whose affordable housing application is denied, or is approved
56 with restrictions which have a substantial adverse impact on the
57 viability of the affordable housing development or the degree of
58 affordability of the affordable dwelling units in a set-aside
59 development, may appeal such decision pursuant to the procedures of
60 this section. Such appeal shall be filed within the time period for filing
61 appeals as set forth in section 8-8, 8-9, 8-28 or 8-30a, as applicable, and
62 shall be made returnable to the superior court for the judicial district
63 where the real property which is the subject of the application is located.
64 Upon motion by the municipality, the court shall stay any such
65 proceeding if the municipality has applied for a certificate of affordable
66 housing project completion pursuant to subparagraph (C) of
67 subdivision (4) of subsection (l) of this section for purposes of seeking a
68 moratorium and such application is pending determination by the
69 Commissioner of Housing. The court shall stay such proceeding until
70 the commissioner has made such determination. If such application is
71 granted by the commissioner and a moratorium is granted, the court
72 shall dismiss the appeal. Affordable housing appeals, including pretrial
73 motions, shall be heard by a judge assigned by the Chief Court
74 Administrator to hear such appeals. To the extent practicable, efforts
75 shall be made to assign such cases to a small number of judges, sitting
76 in geographically diverse parts of the state, so that a consistent body of

77 expertise can be developed. Unless otherwise ordered by the Chief
78 Court Administrator, such appeals, including pretrial motions, shall be
79 heard by such assigned judges in the judicial district in which such
80 judge is sitting. Appeals taken pursuant to this subsection shall be
81 privileged cases to be heard by the court as soon after the return day as
82 is practicable. Except as otherwise provided in this section, appeals
83 involving an affordable housing application shall proceed in
84 conformance with the provisions of section 8-8, 8-9, 8-28 or 8-30a, as
85 applicable.

86 Sec. 3. Subsection (l) of section 8-30g of the 2026 supplement to the
87 general statutes is repealed and the following is substituted in lieu
88 thereof (*Effective October 1, 2026*):

89 (l) (1) Except as provided in subdivision (2) of this subsection, the
90 affordable housing appeals procedure established under this section
91 shall not be applicable to an affordable housing application filed with a
92 commission during a moratorium, which shall commence after (A) a
93 certification of affordable housing project completion issued by the
94 commissioner is published in the Connecticut Law Journal, or (B) notice
95 of a provisional approval is published pursuant to subdivision (4) of this
96 subsection. Any such moratorium shall be for a period of four years,
97 except that for any municipality that has (i) twenty thousand or more
98 dwelling units, as reported in the most recent United States decennial
99 census, and (ii) previously qualified for a moratorium in accordance
100 with this section, any subsequent moratorium shall be for a period of
101 five years. Any moratorium that is in effect on October 1, 2002, is
102 extended by one year.

103 (2) Such moratorium shall not apply to (A) affordable housing
104 applications for assisted housing in which ninety-five per cent of the
105 dwelling units are restricted to persons and families whose income is
106 less than or equal to sixty per cent of the median income, (B) other
107 affordable housing applications for assisted housing containing forty or
108 fewer dwelling units, or (C) affordable housing applications which were

109 filed with a commission pursuant to this section prior to the date upon
110 which the moratorium takes effect.

111 (3) Eligible units completed before a moratorium has begun, but that
112 were not counted toward establishing eligibility for such moratorium,
113 may be counted toward establishing eligibility for a subsequent
114 moratorium. Eligible units completed after a moratorium has begun
115 may be counted toward establishing eligibility for a subsequent
116 moratorium.

117 (4) (A) Except as provided in subparagraph (B) of this subdivision,
118 the commissioner shall issue a certificate of affordable housing project
119 completion for the purposes of this subsection upon finding that there
120 has been completed within the municipality one or more affordable
121 housing developments which create housing unit-equivalent points
122 equal to (i) the greater of two per cent of all dwelling units in the
123 municipality, as reported in the most recent United States decennial
124 census, or seventy-five housing unit-equivalent points, or (ii) for any
125 municipality that has (I) adopted a municipal housing growth plan or
126 has elected to comply with a regional housing growth plan in
127 accordance with the provisions of section 8-13cc, (II) twenty thousand
128 or more dwelling units, as reported in the most recent United States
129 decennial census, and (III) previously qualified for a moratorium in
130 accordance with this section, one and one-half per cent of all dwelling
131 units in the municipality, as reported in the most recent United States
132 decennial census.

133 (B) If a municipality has received a final letter of eligibility from the
134 commissioner pursuant to section 8-13gg, the commissioner shall issue
135 a certificate of affordable housing completion to such municipality at
136 such time as, upon application, the commissioner determines, in the
137 commissioner's discretion, that the municipality is in compliance with
138 the following conditions: The municipality remains in compliance with
139 all requirements for a final letter of eligibility, and there has been
140 completed within the municipality one or more affordable housing

141 developments that create housing unit-equivalent points equal to (i) the
142 greater of one and three-quarter per cent of all dwelling units in the
143 municipality, as reported in the most recent United States decennial
144 census, or sixty-five housing unit-equivalent points, or (ii) for any
145 municipality that (I) has adopted a municipal housing growth plan or
146 has elected to comply with a regional housing growth plan in
147 accordance with the provisions of section 8-13bb, as amended by this
148 act, (II) has twenty thousand or more dwelling units, as reported in the
149 most recent United States decennial census, and (III) previously
150 qualified for a moratorium in accordance with this section, one and one-
151 half per cent of all dwelling units in the municipality, as reported in the
152 most recent United States decennial census.

153 (C) A municipality may apply for a certificate of affordable housing
154 project completion pursuant to this subsection by applying in writing to
155 the commissioner, and including documentation showing that the
156 municipality has accumulated the required number of points within the
157 applicable time period. Such documentation shall include the location
158 of each dwelling unit being counted, the number of points each dwelling
159 unit has been assigned, and the reason, pursuant to this subsection, for
160 assigning such points to such dwelling unit. Upon receipt of such
161 application, the commissioner shall promptly cause a notice of the filing
162 of the application to be published in the Connecticut Law Journal,
163 stating that public comment on such application shall be accepted by the
164 commissioner for a period of thirty days after the publication of such
165 notice. Not later than ninety days after the receipt of such application,
166 the commissioner shall either approve or reject such application. Such
167 approval or rejection shall be accompanied by a written statement of the
168 reasons for approval or rejection, pursuant to the provisions of this
169 subsection. If the application is approved, the commissioner shall
170 promptly cause a certificate of affordable housing project completion to
171 be published in the Connecticut Law Journal. If the commissioner fails
172 to either approve or reject the application within such ninety-day
173 period, such application shall be deemed provisionally approved, and

174 the municipality may cause notice of such provisional approval to be
175 published in a conspicuous manner in a daily newspaper having general
176 circulation in the municipality, in which case, such moratorium shall
177 take effect upon such publication. The municipality shall send a copy of
178 such notice to the commissioner. Such provisional approval shall
179 remain in effect unless the commissioner subsequently acts upon and
180 rejects the application, in which case the moratorium shall terminate
181 upon notice to the municipality by the commissioner.

182 (5) For the purposes of this subsection, "elderly units" are dwelling
183 units whose occupancy is restricted by age, "family units" are dwelling
184 units whose occupancy is not restricted by age, and "resident-owned
185 mobile manufactured home park" has the same meaning as provided in
186 subsection (k) of this section.

187 (6) For the purposes of this subsection, housing unit-equivalent
188 points shall be determined by the commissioner as follows: (A) No
189 points shall be awarded for a unit unless its occupancy is restricted to
190 persons and families whose income is equal to or less than eighty per
191 cent of the median income, except that (i) unrestricted units in a set-
192 aside development shall be awarded one-quarter point each, and (ii)
193 dwelling units in transit community middle housing developments
194 developed pursuant to subdivision (2) of subsection (a) of section 8-2s,
195 as amended by this act, shall be awarded one-quarter point each; (B)
196 family units restricted to persons and families whose income is equal to
197 or less than eighty per cent of the median income shall be awarded one
198 point if an ownership unit and one and one-half points if a rental unit;
199 (C) family units restricted to persons and families whose income is equal
200 to or less than sixty per cent of the median income shall be awarded one
201 and one-half points if an ownership unit and two points if a rental unit;
202 (D) family units restricted to persons and families whose income is equal
203 to or less than forty per cent of the median income shall be awarded two
204 points if an ownership unit and two and one-half points if a rental unit;
205 (E) elderly units restricted to persons and families whose income is
206 equal to or less than eighty per cent of the median income shall be

207 awarded one-half point; (F) a set-aside development containing family
208 units which are rental units shall be awarded additional points equal to
209 twenty-two per cent of the total points awarded to such development,
210 provided the application for such development was filed with the
211 commission prior to July 6, 1995; (G) a mobile manufactured home in a
212 resident-owned mobile manufactured home park shall be awarded
213 points as follows: (i) One and one-half points when occupied by persons
214 and families with an income equal to or less than eighty per cent of the
215 median income, (ii) two points when occupied by persons and families
216 with an income equal to or less than sixty per cent of the median income,
217 and (iii) one-fourth point for the remaining units; and (H) any unit
218 described in subparagraphs (A) to (G), inclusive, of this subdivision
219 shall be awarded an additional one-quarter point, provided such unit
220 was constructed by or in conjunction with a housing authority, as
221 defined in section 8-40, of a neighboring municipality.

222 (7) [Points] Except as otherwise provided in subparagraph (A) of
223 subdivision (6) of this subsection, points shall be awarded only for
224 dwelling units which (A) were newly-constructed units in an affordable
225 housing development, as that term was defined at the time of the
226 affordable housing application, for which a certificate of occupancy was
227 issued after July 1, 1990, (B) were newly subjected after July 1, 1990, to
228 deeds containing covenants or restrictions which require that, for at
229 least the duration required by subsection (a) of this section for set-aside
230 developments on the date when such covenants or restrictions took
231 effect, such dwelling units shall be sold or rented at, or below, prices
232 which will preserve the units as affordable housing for persons or
233 families whose income does not exceed eighty per cent of the median
234 income, or (C) are located in a resident-owned mobile manufactured
235 home park.

236 (8) Points shall be subtracted, applying the formula in subdivision (6)
237 of this subsection, for any affordable dwelling unit which, on or after
238 July 1, 1990, was affected by any action taken by a municipality which
239 caused such dwelling unit to cease being counted as an affordable

240 dwelling unit.

241 (9) A newly-constructed unit shall be counted toward a moratorium
242 when it receives a certificate of occupancy. A newly-restricted unit shall
243 be counted toward a moratorium when its deed restriction takes effect.

244 (10) The affordable housing appeals procedure shall be applicable to
245 affordable housing applications filed with a commission after a three-
246 year moratorium expires, except (A) as otherwise provided in
247 subsection (k) of this section, [or] (B) when sufficient unit-equivalent
248 points have been created within the municipality during one
249 moratorium to qualify for a subsequent moratorium, or (C) between the
250 expiration of the moratorium and the next applicable deadline for the
251 municipality to submit its municipal housing growth plan to the
252 Secretary of the Office of Policy and Management pursuant to
253 subsection (a) of section 8-13bb.

254 (11) The commissioner shall, within available appropriations, adopt
255 regulations in accordance with chapter 54 to carry out the purposes of
256 this subsection. Such regulations shall specify the procedure to be
257 followed by a municipality to obtain a moratorium, and shall include
258 the manner in which a municipality is to document the units to be
259 counted toward a moratorium. A municipality may apply for a
260 moratorium in accordance with the provisions of this subsection prior
261 to, as well as after, such regulations are adopted.

262 Sec. 4. Section 8-30g of the 2026 supplement to the general statutes is
263 amended by adding subsection (n) as follows (*Effective October 1, 2026*):

264 (NEW) (n) Each municipality subject to an appeal under subsection
265 (f) of this section shall submit notice of the appeal to the Department of
266 Housing. The Department of Housing shall create a database of such
267 appeals and post the database on the department's Internet web site. The
268 database shall include each appeal, the municipality subject to the
269 appeal, the rationale for the municipality's rejection of the application
270 and the outcome or status of the appeal.

271 Sec. 5. Section 8-2s of the 2026 supplement to the general statutes, as
272 amended by section 16 of public act 25-1 of the November special
273 session, is repealed and the following is substituted in lieu thereof
274 (*Effective October 1, 2026*):

275 (a) On and after July 1, 2026, any zoning regulations adopted or
276 amended pursuant to section 8-2 (1) shall allow for the development of
277 a transit community middle housing development, as defined in section
278 8-13hh, or a mixed-use development, on any lot that is zoned for
279 commercial or mixed-use development, subject only to summary
280 review, as defined in section 8-2r, and (2) may allow for the
281 development of a transit community middle housing development on
282 any lot that allows for residential use subject only to such summary
283 review.

284 (b) Any municipality that adopts zoning regulations that allow for
285 the development of a transit community middle housing development
286 as described in subdivision (2) of subsection (a) of this section shall be
287 awarded, in addition to the housing unit-equivalent points awarded
288 pursuant to subparagraph (B) of subdivision (6) of subsection (l) of
289 section 8-30g, as amended by this act, one-quarter housing unit-
290 equivalent point [pursuant to subdivision (6) of subsection (l) of section
291 8-30g] for each unit of such middle housing within the development for
292 which a certificate of occupancy has been issued by the municipality.

293 (c) No municipality that has (1) adopted zoning regulations that
294 allow for the development of a transit community middle housing
295 development as described in subdivision (2) of subsection (a) of this
296 section, (2) been awarded housing unit-equivalent points pursuant to
297 subsection (b) of this section, and (3) qualified for a moratorium from
298 the affordable housing appeals procedure under subsection (l) of section
299 8-30g, as amended by this act, based in part on housing unit-equivalent
300 points awarded pursuant to subsection (b) of this section shall repeal or
301 substantially modify such zoning regulations concerning such
302 development of such middle housing during the period of such

303 moratorium.

304 Sec. 6. Subsection (b) of section 8-13bb of the 2026 supplement to the
305 general statutes is repealed and the following is substituted in lieu
306 thereof (*Effective October 1, 2026*):

307 (b) A municipality may elect to comply with the requirements of the
308 regional housing growth plan developed and adopted by the regional
309 council of governments for the planning region in which such
310 municipality is located pursuant to section 8-13cc in lieu of developing
311 and adopting a municipal housing growth plan, provided (1) the
312 municipality elects to comply with such regional housing growth plan
313 not later than thirty days after such municipality receives notice of such
314 municipality's affordable housing goal from such council of
315 governments, and (2) such regional housing growth plan is approved
316 by the municipality's chief executive officer and its planning
317 commission or combined planning and zoning commission. After
318 approval of the regional housing growth plan by the secretary pursuant
319 to this section, such affordable housing goal shall not be subject to
320 revision on the basis that one or more municipalities in the relevant
321 regional council of governments have opted out of such regional
322 housing growth plan and elected to pursue a municipal housing growth
323 plan.

324 Sec. 7. Subsection (a) of section 8-13ii of the 2026 supplement to the
325 general statutes is repealed and the following is substituted in lieu
326 thereof (*Effective October 1, 2026*):

327 (a) There is established a Council on Housing Development to advise
328 and assist the State Responsible Growth Coordinator in reviewing
329 regulations, developing guidelines and establishing programs
330 concerning the growth of housing in the state, and to approve or modify
331 any municipal housing growth plan or regional housing growth plan if
332 the Secretary of the Office of Policy and Management has not acted on
333 such plan in the time provided in section 8-13bb, as amended by this act,

334 or 8-13cc, as applicable. The council may reject a plan pursuant to this
335 section upon its determination that such plan does not conform with the
336 requirements of section 8-13bb, as amended by this act.

337 Sec. 8. Subsection (a) of section 8-37bb of the general statutes is
338 repealed and the following is substituted in lieu thereof (*Effective October*
339 *1, 2026*):

340 (a) On or before December 31, 2013, and annually thereafter, each
341 housing agency [, except the Department of Housing,] shall submit to
342 the General Assembly a report, for the year ending the preceding
343 September thirtieth, which analyzes by income group, households
344 served by its housing construction, substantial rehabilitation, purchase
345 and rental assistance programs. Each report shall analyze the
346 households served under each program by race. The analysis shall
347 provide information by housing development, if applicable, and by
348 program. Each analysis shall include data for all households (1) entering
349 an agency program during the year ending the preceding September
350 thirtieth, and (2) in occupancy or receiving the benefits of an agency
351 rental program the preceding September thirtieth. The report of the
352 Connecticut Housing Finance Authority shall also identify, by census
353 tract, the number of households served in each program and the total
354 amount of financial assistance provided to such households. The
355 provisions of this section shall not be construed to preclude a housing
356 agency from reporting additional information on programs it
357 administers. Each report submitted under this section shall also analyze
358 the efforts, and the results of such efforts, of each agency in promoting
359 fair housing choice and racial and economic integration. The provisions
360 of this section shall not be construed to require an occupant or applicant
361 to disclose his race on an application or survey form.

362 Sec. 9. Subsection (f) of section 8-37r of the 2026 supplement to the
363 general statutes is repealed and the following is substituted in lieu
364 thereof (*Effective October 1, 2026*):

365 (f) Before exercising the authority to develop a housing project
366 pursuant to this section, the commissioner shall (1) submit a report to
367 the Council on Housing Development established pursuant to section 8-
368 13ii, as amended by this act, concerning the process for identifying real
369 property, [(1) suitable] including (A) the suitability of such real property
370 for such development, including that such development is consistent
371 with a municipal housing growth plan or a regional housing growth
372 plan, as such terms are defined in section 8-13aa, [(2)] (B) the geographic
373 location of such real property, [(3)] (C) income targets of the population
374 to be served by such development, [(4)] (D) any priorities for tenant
375 selection concerning such development, if any, and [(5)] (E) any other
376 preferences or factors applied or considered by the commissioner
377 regarding individuals or households that may reside in such
378 development, and (2) coordinate with the planning and zoning
379 authority in which the housing project is to be developed to (A) make
380 such report available to the public, and (B) hold a public hearing on the
381 proposed housing project.

This act shall take effect as follows and shall amend the following sections:		
Section 1	October 1, 2026	8-30g(a)
Sec. 2	October 1, 2026	8-30g(f)
Sec. 3	October 1, 2026	8-30g(l)
Sec. 4	October 1, 2026	8-30g(n)
Sec. 5	October 1, 2026	8-2s
Sec. 6	October 1, 2026	8-13bb(b)
Sec. 7	October 1, 2026	8-13ii(a)
Sec. 8	October 1, 2026	8-37bb(a)
Sec. 9	October 1, 2026	8-37r(f)

Statement of Purpose:

To implement the recommendations of the Majority Leader's Roundtable on Affordable Housing and make other changes to the affordable housing statutes.

[Proposed deletions are enclosed in brackets. Proposed additions are indicated by underline, except that when the entire text of a bill or resolution or a section of a bill or resolution is new, it is not underlined.]