General Assembly

Raised Bill No. 5502

February Session, 2026

LCO No. **2199**

Referred to Committee on PLANNING AND DEVELOPMENT

Introduced by:
(PD)

AN ACT CONCERNING HOUSING DEVELOPMENT ON CERTAIN LOTS ZONED FOR INDUSTRIAL OR PREVIOUSLY ZONED FOR RESIDENTIAL USE.

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

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supplement to the general statutes, as amended by section 16 of public act 25-1 of the November special session, is repealed and the following is substituted in lieu thereof (*Effective July 1, 2026*):

(a) On and after **[**July 1, 2026**]** January 1, 2027, any zoning regulations adopted or amended pursuant to section 8-2 **[**(1)**]** or any special act shall allow for the development of a transit community middle housing development, as defined in section 8-13hh, or a mixed-use development, on any lot that (1) is zoned for commercial or mixed-use development; **[**, subject only to summary review, as defined in section 8-2r, and**]** (2) is zoned for industrial use, provided such lot is not greater than one thousand feet from (A) a transit station, as defined in section 8-169hh, or (B) a highway, as defined in section 13a-123c; or (3) was previously zoned for residential use at any time, subject only to summary review,

as defined in section 8-2r.

(b) On and after July 1, 2026, any zoning regulations adopted or amended pursuant to section 8-2 or any special act may allow for the development of a transit community middle housing development on any lot that allows for residential use, subject only to such summary review.

[(b)**]** (c) Any municipality that adopts zoning regulations that allow for the development of a transit community middle housing development **[**as described in subdivision (2) of**]** pursuant to subsection **[**(a)**]** (b) of this section shall be awarded one-quarter housing unit-equivalent point pursuant to subdivision (6) of subsection (l) of section 8-30g, as amended by this act, for each unit of such middle housing for which a certificate of occupancy has been issued by the municipality.

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

Sec. 2. Subdivision (6) of subsection (l) of section 8-30g of the 2026 supplement to the general statutes is repealed and the following is substituted in lieu thereof (*Effective October 1, 2026*):

(6) For the purposes of this subsection, housing unit-equivalent points shall be determined by the commissioner as follows: (A) No points shall be awarded for a unit unless its occupancy is restricted to persons and families whose income is equal to or less than eighty per

cent of the median income, except that (i) unrestricted units in a set-aside development shall be awarded one-quarter point each, and (ii) dwelling units in transit community middle housing developments developed pursuant to **[**subdivision (2) of**]** subsection **[**(a)**]** (b) of section 8-2s, as amended by this act, shall be awarded one-quarter point each; (B) family units restricted to persons and families whose income is equal to or less than eighty per cent of the median income shall be awarded one point if an ownership unit and one and one-half points if a rental unit; (C) family units restricted to persons and families whose income is equal to or less than sixty per cent of the median income shall be awarded one and one-half points if an ownership unit and two points if a rental unit; (D) family units restricted to persons and families whose income is equal to or less than forty per cent of the median income shall be awarded two points if an ownership unit and two and one-half points if a rental unit; (E) elderly units restricted to persons and families whose income is equal to or less than eighty per cent of the median income shall be awarded one-half point; (F) a set-aside development containing family units which are rental units shall be awarded additional points equal to twenty-two per cent of the total points awarded to such development, provided the application for such development was filed with the commission prior to July 6, 1995; (G) a mobile manufactured home in a resident-owned mobile manufactured home park shall be awarded points as follows: (i) One and one-half points when occupied by persons and families with an income equal to or less than eighty per cent of the median income, (ii) two points when occupied by persons and families with an income equal to or less than sixty per cent of the median income, and (iii) one-fourth point for the remaining units; and (H) any unit described in subparagraphs (A) to (G), inclusive, of this subdivision shall be awarded an additional one-quarter point, provided such unit was constructed by or in conjunction with a housing authority, as defined in section 8-40, of a neighboring municipality.

This act shall take effect as follows and shall amend the following sections:

Section 1	*July 1, 2026*	8-2s
Sec. 2	*October 1, 2026*	8-30g(l)(6)

Statement of Purpose:

To allow the development of certain middle housing or mixed-use developments on certain lots zoned for industrial use or previously zoned for residential use subject only to summary review.

[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.]