



General Assembly

Amendment

February Session, 2026

LCO No. 5432



Offered by:

REP. ROJAS, 9th Dist.
REP. FELIPE, 130th Dist.
SEN. DUFF, 25th Dist.
SEN. MARX, 20th Dist.

To: Subst. House Bill No. 5362

File No. 197

Cal. No. 163

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

1 Strike everything after the enacting clause and substitute the
2 following in lieu thereof:

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4 the general statutes is repealed and the following is substituted in lieu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

6 (l) (1) Except as provided in subdivision (2) of this subsection, the
7 affordable housing appeals procedure established under this section
8 shall not be applicable to an affordable housing application filed with a
9 commission during a moratorium, which shall commence after (A) a
10 certification of affordable housing project completion issued by the
11 commissioner is published in the Connecticut Law Journal, or (B) notice
12 of a provisional approval is published pursuant to subdivision (4) of this

13 subsection. Any such moratorium shall be for a period of four years,
14 except that for any municipality that has (i) twenty thousand or more
15 dwelling units, as reported in the most recent United States decennial
16 census, and (ii) previously qualified for a moratorium in accordance
17 with this section, any subsequent moratorium shall be for a period of
18 five years. Any moratorium that is in effect on October 1, 2002, is
19 extended by one year.

20 (2) Such moratorium shall not apply to (A) affordable housing
21 applications for assisted housing in which ninety-five per cent of the
22 dwelling units are restricted to persons and families whose income is
23 less than or equal to sixty per cent of the median income, (B) other
24 affordable housing applications for assisted housing containing forty or
25 fewer dwelling units, or (C) affordable housing applications which were
26 filed with a commission pursuant to this section prior to the date upon
27 which the moratorium takes effect.

28 (3) Eligible units completed before a moratorium has begun, but that
29 were not counted toward establishing eligibility for such moratorium,
30 may be counted toward establishing eligibility for a subsequent
31 moratorium. Eligible units completed after a moratorium has begun
32 may be counted toward establishing eligibility for a subsequent
33 moratorium.

34 (4) (A) Except as provided in subparagraph (B) of this subdivision,
35 the commissioner shall issue a certificate of affordable housing project
36 completion for the purposes of this subsection upon finding that there
37 has been completed within the municipality one or more affordable
38 housing developments or other types of housing developments which
39 create housing unit-equivalent points equal to (i) the greater of two per
40 cent of all dwelling units in the municipality, as reported in the most
41 recent United States decennial census, or seventy-five housing unit-
42 equivalent points, or (ii) for any municipality that has (I) adopted a
43 municipal housing growth plan or has elected to comply with a regional
44 housing growth plan in accordance with the provisions of section 8-
45 13cc, as amended by this act, (II) twenty thousand or more dwelling

46 units, as reported in the most recent United States decennial census, and
47 (III) previously qualified for a moratorium in accordance with this
48 section, one and one-half per cent of all dwelling units in the
49 municipality, as reported in the most recent United States decennial
50 census.

51 (B) If a municipality has received a final letter of eligibility from the
52 commissioner pursuant to section 8-13gg, the commissioner shall issue
53 a certificate of affordable housing project completion to such
54 municipality at such time as, upon application, the commissioner
55 determines, in the commissioner's discretion, that the municipality is in
56 compliance with the following conditions: The municipality remains in
57 compliance with all requirements for a final letter of eligibility, and
58 there has been completed within the municipality one or more
59 affordable housing developments or other types of developments that
60 create housing unit-equivalent points equal to (i) the greater of one and
61 three-quarter per cent of all dwelling units in the municipality, as
62 reported in the most recent United States decennial census, or sixty-five
63 housing unit-equivalent points, or (ii) for any municipality that (I) has
64 adopted a municipal housing growth plan or has elected to comply with
65 a regional housing growth plan in accordance with the provisions of
66 section 8-13bb, as amended by this act, (II) has twenty thousand or more
67 dwelling units, as reported in the most recent United States decennial
68 census, and (III) previously qualified for a moratorium in accordance
69 with this section, one and one-half per cent of all dwelling units in the
70 municipality, as reported in the most recent United States decennial
71 census.

72 (C) A municipality may apply for a certificate of affordable housing
73 project completion pursuant to this subsection by applying in writing to
74 the commissioner, and including documentation showing that the
75 municipality has accumulated the required number of points within the
76 applicable time period. Such documentation shall include the location
77 of each dwelling unit being counted, the number of points each dwelling
78 unit has been assigned, and the reason, pursuant to this subsection, for

79 assigning such points to such dwelling unit. Upon receipt of such
80 application, the commissioner shall promptly cause a notice of the filing
81 of the application to be published in the Connecticut Law Journal,
82 stating that public comment on such application shall be accepted by the
83 commissioner for a period of thirty days after the publication of such
84 notice. Not later than ninety days after the receipt of such application,
85 the commissioner shall either approve or reject such application. Such
86 approval or rejection shall be accompanied by a written statement of the
87 reasons for approval or rejection, pursuant to the provisions of this
88 subsection. If the application is approved, the commissioner shall
89 promptly cause a certificate of affordable housing project completion to
90 be published in the Connecticut Law Journal. If the commissioner fails
91 to either approve or reject the application within such ninety-day
92 period, such application shall be deemed provisionally approved, and
93 the municipality may cause notice of such provisional approval to be
94 published in a conspicuous manner in a daily newspaper having general
95 circulation in the municipality, in which case, such moratorium shall
96 take effect upon such publication. The municipality shall send a copy of
97 such notice to the commissioner. Such provisional approval shall
98 remain in effect unless the commissioner subsequently acts upon and
99 rejects the application, in which case the moratorium shall terminate
100 upon notice to the municipality by the commissioner.

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

106 (6) For the purposes of this subsection, housing unit-equivalent
107 points shall be determined by the commissioner as follows: (A) No
108 points shall be awarded for a unit unless its occupancy is restricted to
109 persons and families whose income is equal to or less than eighty per
110 cent of the median income, except [that] (i) unrestricted units in a set-
111 aside development shall be awarded one-quarter point each; [, and] (ii)

112 dwelling units in transit community middle housing developments
113 developed pursuant to subdivision (2) of subsection (a) of section 8-2s,
114 as amended by this act, that are not described in subparagraphs (B) to
115 (I), inclusive, of this subdivision shall be awarded one-quarter point
116 each; and (iii) as otherwise provided in subparagraphs (B) to (E),
117 inclusive, (H)(i) to (H)(iii), inclusive, (I) and (J) of this subdivision; (B)
118 family units restricted to persons and families whose income is equal to
119 or less than eighty per cent of the median income shall be awarded one
120 point if an ownership unit and one and one-half points if a rental unit;
121 (C) family units restricted to persons and families whose income is equal
122 to or less than sixty per cent of the median income shall be awarded one
123 and one-half points if an ownership unit and two points if a rental unit;
124 (D) family units restricted to persons and families whose income is equal
125 to or less than forty per cent of the median income shall be awarded two
126 points if an ownership unit and two and one-half points if a rental unit;
127 (E) family units restricted to persons and families whose income is equal
128 to or less than twenty per cent of the median income shall be awarded
129 two and three-quarters points if an ownership unit and three and one-
130 quarter points if a rental unit; (F) elderly units restricted to persons and
131 families whose income is equal to or less than eighty per cent of the
132 median income shall be awarded one-half point; [(F)] (G) a set-aside
133 development containing family units which are rental units shall be
134 awarded additional points equal to twenty-two per cent of the total
135 points awarded to such development, provided the application for such
136 development was filed with the commission prior to July 6, 1995; [(G)]
137 (H) a mobile manufactured home in a resident-owned mobile
138 manufactured home park shall be awarded points as follows: (i) One
139 and one-half points when occupied by persons and families with an
140 income equal to or less than eighty per cent of the median income, (ii)
141 two points when occupied by persons and families with an income
142 equal to or less than sixty per cent of the median income, and (iii) one-
143 fourth point for the remaining units; [and (H)] (I) any unit described in
144 subparagraphs (A) to [(G)] (H), inclusive, of this subdivision shall be
145 awarded an additional one-quarter point, provided such unit was
146 constructed by or in conjunction with a housing authority, as defined in

147 section 8-40, of a neighboring municipality; and (J) any unit described
148 in subparagraphs (B) to (I), inclusive, of this subdivision that is located
149 in a transit community middle housing development described in
150 subdivision (2) of subsection (a) of section 8-2s, as amended by this act,
151 shall be awarded an additional one-quarter point.

152 (7) [Points] Except as otherwise provided in subparagraph (A) of
153 subdivision (6) of this subsection, points shall be awarded only for
154 dwelling units which (A) were newly-constructed units in an affordable
155 housing development, as that term was defined at the time of the
156 affordable housing application, for which a certificate of occupancy was
157 issued after July 1, 1990, (B) were newly subjected after July 1, 1990, to
158 deeds containing covenants or restrictions which require that, for at
159 least the duration required by subsection (a) of this section for set-aside
160 developments on the date when such covenants or restrictions took
161 effect, such dwelling units shall be sold or rented at, or below, prices
162 which will preserve the units as affordable housing for persons or
163 families whose income does not exceed eighty per cent of the median
164 income, or (C) are located in a resident-owned mobile manufactured
165 home park.

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

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

174 (10) The affordable housing appeals procedure shall be applicable to
175 affordable housing applications filed with a commission after a [three-
176 year] four-year or five-year moratorium expires, except (A) as otherwise
177 provided in subsection (k) of this section, or (B) when sufficient unit-
178 equivalent points have been created within the municipality during one

179 moratorium to qualify for a subsequent moratorium.

180 (11) The commissioner shall, within available appropriations, adopt
181 regulations, in accordance with the provisions of chapter 54, to carry out
182 the purposes of this subsection. Such regulations shall specify the
183 procedure to be followed by a municipality to obtain a moratorium, and
184 shall include the manner in which a municipality is to document the
185 units to be counted toward a moratorium. A municipality may apply for
186 a moratorium in accordance with the provisions of this subsection prior
187 to, as well as after, such regulations are adopted.

188 Sec. 2. Section 8-30g of the 2026 supplement to the general statutes is
189 amended by adding subsection (n) as follows (*Effective October 1, 2026*):

190 (NEW) (n) Any municipality in which the affordable housing appeals
191 procedure is currently available or applicable shall compile a record of
192 all affordable housing applications that it has rejected or conditionally
193 approved. Such record shall include (1) the name of the developer of the
194 proposed development, (2) the location of the proposed development,
195 and (3) (A) the reason for rejection, if the application is rejected, or (B)
196 the conditions imposed on approval and the reason for such conditions,
197 if the application is conditionally approved. Not less than every six
198 months, each municipality shall submit a report with the required
199 information to the Department of Housing. The Commissioner of
200 Housing shall create a database of such affordable housing decisions.
201 The commissioner shall post the database on the department's Internet
202 web site and shall update such database not less than every six months.

203 Sec. 3. Section 8-3o of the 2026 supplement to the general statutes is
204 repealed and the following is substituted in lieu thereof (*Effective from*
205 *passage*):

206 On and after July 1, 2026, any regulations adopted by a municipality
207 pursuant to zoning authority granted by a special act shall comply with
208 the provisions of subdivision (9) of subsection (d) of section 8-2, [section
209 8-2s,] subsection (g) of section 8-2t and section 8-3n, as amended by this

210 act. On and after June 1, 2027, any regulations adopted by a municipality
211 pursuant to a zoning authority granted by a special act shall comply
212 with the provisions of section 8-2s, as amended by this act.

213 Sec. 4. Section 8-2s of the 2026 supplement to the general statutes, as
214 amended by section 16 of public act 25-1 of the November special
215 session, is repealed and the following is substituted in lieu thereof
216 (*Effective July 1, 2026*):

217 (a) On and after [July 1, 2026] June 1, 2027, any zoning regulations
218 adopted or amended pursuant to section 8-2 or any special act (1) shall
219 allow for the development of [a] transit community middle housing
220 [development] developments, as defined in section 8-13hh, as amended
221 by this act, [or a] and mixed-use [development] developments of two to
222 nine dwelling units, on any [lot] lots that [is] are zoned for commercial
223 or mixed-use development, subject only to summary review, as defined
224 in section 8-2r, and (2) may allow for the development of a transit
225 community middle housing development on any lot that allows for
226 residential use subject only to such summary review.

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

234 (c) No municipality that has (1) adopted zoning regulations that
235 allow for the development of a transit community middle housing
236 development [as described in] pursuant to subdivision (2) of subsection
237 (a) of this section, (2) been awarded housing unit-equivalent points
238 pursuant to [subsection (b) of this section] subdivision (6) of subsection
239 (l) of section 8-30g, as amended by this act, and (3) qualified for a
240 moratorium from the affordable housing appeals procedure under
241 subsection (l) of section 8-30g, as amended by this act, based in part on

242 housing unit-equivalent points awarded pursuant to [subsection (b) of
243 this section] subdivision (6) of subsection (l) of section 8-30g, as
244 amended by this act, shall repeal or substantially modify such zoning
245 regulations concerning such development of such middle housing
246 during the period of such moratorium.

247 Sec. 5. Subsection (g) of section 8-13bb of the 2026 supplement to the
248 general statutes is repealed and the following is substituted in lieu
249 thereof (*Effective October 1, 2026*):

250 (g) (1) The Secretary of the Office of Policy and Management shall
251 approve or reject a municipal housing growth plan submitted under this
252 section not later than one hundred twenty days after receipt. If such plan
253 submitted by a municipality is rejected by the secretary, the secretary
254 shall provide written notice of such rejection to the municipality, a
255 statement of the reasons for rejection and the amendments proposed by
256 the secretary required for approval of the plan. The secretary may only
257 reject a plan submitted pursuant to this section if the secretary
258 determines such plan does not conform with the requirements of this
259 section.

260 (2) If the secretary does not approve or reject the municipal housing
261 growth plan in the time provided by this subsection, the municipality
262 shall submit such plan to the Council on Housing Development
263 established pursuant to section 8-13ii, as amended by this act, for
264 approval or denial. The council may only deny a plan submitted under
265 this section if the council determines such plan does not conform with
266 the requirements of this section. If the council denies such plan, the
267 council shall provide (A) written notice of such denial to the
268 municipality, (B) a statement of the reasons for denial, and (C) any
269 amendments proposed by the council required for approval of the plan
270 by the council. A municipality may submit an amended municipal
271 housing growth plan to the council for approval or denial not later than
272 thirty days after the receipt of a denial pursuant to subparagraph (A) of
273 this subdivision.

274 Sec. 6. Subsection (c) of section 8-13cc of the 2026 supplement to the
275 general statutes is repealed and the following is substituted in lieu
276 thereof (*Effective October 1, 2026*):

277 (c) (1) The Secretary of the Office of Policy and Management shall
278 approve or reject a regional housing growth plan submitted by a
279 regional council of governments under this section not later than one
280 hundred twenty days after receipt. If a plan is rejected by the secretary,
281 the secretary shall provide written notice of such rejection to the
282 regional council of governments, a statement of the reasons for rejection
283 and the amendments proposed by the secretary required for approval
284 of the plan. The secretary may only reject a plan submitted pursuant to
285 this section if the secretary deems such plan does not conform with the
286 requirements of this section.

287 (2) If the secretary does not approve or reject a plan in the time
288 provided by this subsection, a regional council of governments shall
289 submit such plan to the Council on Housing Development established
290 pursuant to section 8-13ii, as amended by this act, for approval or denial.
291 The council may only deny a plan submitted under this section if the
292 council determines such plan does not conform with the requirements
293 of this section. If the council denies such plan, the council shall provide
294 (A) written notice of such denial to the regional council of governments,
295 (B) a statement of the reasons for denial, and (C) any amendments
296 proposed by the council required for approval of the plan by the council.
297 A regional council of governments may submit an amended regional
298 housing growth plan to the council for approval or denial not later than
299 thirty days after the receipt of a denial pursuant to subparagraph (A) of
300 this subdivision.

301 Sec. 7. Subsection (a) of section 8-37bb of the general statutes is
302 repealed and the following is substituted in lieu thereof (*Effective October*
303 *1, 2026*):

304 (a) On or before December 31, 2013, and annually thereafter, each
305 housing agency [, except the Department of Housing,] shall submit to

306 the General Assembly a report, for the year ending the preceding
307 September thirtieth, which analyzes by income group, households
308 served by its housing construction, substantial rehabilitation, purchase
309 and rental assistance programs. Each report shall analyze the
310 households served under each program by race. The analysis shall
311 provide information by housing development, if applicable, and by
312 program. Each analysis shall include data for all households (1) entering
313 an agency program during the year ending the preceding September
314 thirtieth, and (2) in occupancy or receiving the benefits of an agency
315 rental program the preceding September thirtieth. The report of the
316 Connecticut Housing Finance Authority shall also identify, by census
317 tract, the number of households served in each program and the total
318 amount of financial assistance provided to such households. The
319 provisions of this section shall not be construed to preclude a housing
320 agency from reporting additional information on programs it
321 administers. Each report submitted under this section shall also analyze
322 the efforts, and the results of such efforts, of each agency in promoting
323 fair housing choice and racial and economic integration. The provisions
324 of this section shall not be construed to require an occupant or applicant
325 to disclose his race on an application or survey form.

326 Sec. 8. Subsection (d) of section 8-13bb of the 2026 supplement to the
327 general statutes is repealed and the following is substituted in lieu
328 thereof (*Effective October 1, 2026*):

329 (d) A municipal housing growth plan submitted by a municipality
330 pursuant to this section shall address the following elements in a form
331 and level of detail specified by guidelines issued by the secretary
332 pursuant to subsection (i) of this section:

333 (1) The housing growth policies the municipality has adopted or shall
334 adopt to reduce specific regulatory barriers to the development of
335 dwelling units in the municipality and to promote the development of
336 additional dwelling units in the municipality.

337 [(1)] (2) The plan's consistency with (A) the municipal plan of

338 conservation and development prepared pursuant to section 8-23, as
339 amended by this act, (B) the regional plan of conservation and
340 development prepared pursuant to section 8-35a, (C) the state plan of
341 conservation and development prepared pursuant to chapter 297, and
342 (D) any plan adopted by the local water pollution control authority, if
343 applicable, provided a municipality may elect to disregard a municipal
344 plan of conservation and development prepared pursuant to section 8-
345 23, as amended by this act, and any plan adopted by the local water
346 pollution control authority to the extent that such plan would constrain
347 development that has been deemed prudent and feasible in the
348 development of the municipal housing growth plan;

349 [(2)] (3) The identification, to the extent practicable, of specific zones
350 or parcels that may be developed to meet the municipality's affordable
351 housing goal through the process of summary review, as defined in
352 section 8-2r, together with the maximum allowed residential density for
353 each such area;

354 [(3)] (4) The strategies the municipality has adopted or shall adopt to
355 improve the accessibility of affordable housing units for individuals
356 with an intellectual disability or other developmental disabilities;

357 [(4)] (5) Strategies a municipality has adopted or shall adopt to
358 promote the development of diverse types of housing units, considering
359 factors such as unit size, number of bedrooms, construction type,
360 density of development and ownership models;

361 [(5)] (6) An inventory of developable land within the municipality,
362 using the definition of developable land set forth in section 8-13aa;

363 [(6)] (7) An explanation of how the plan conforms to and implements
364 the requirements of subsection (b) of section 8-2, including addressing
365 significant disparities in housing needs, affirmatively furthering the
366 purposes of the federal Fair Housing Act, 42 USC 3601 et seq., as
367 amended from time to time, and promoting housing choice and
368 economic diversity;

369 [(7)] (8) Identification of the projected infrastructure needs, including,
370 but not limited to, projected wastewater capacity, and other
371 improvements needed to meet the municipality's affordable housing
372 goal; and

373 [(8)] (9) An implementation schedule for the policies, strategies and
374 other actions identified in the plan that is calculated to achieve the
375 municipal affordable housing goal.

376 Sec. 9. Subsection (b) of section 8-13cc of the 2026 supplement to the
377 general statutes is repealed and the following is substituted in lieu
378 thereof (*Effective October 1, 2026*):

379 (b) Each regional housing growth plan submitted to the secretary
380 pursuant to this section shall address the following elements in a form
381 and level of detail specified by guidelines issued by the secretary
382 pursuant to subsection (i) of section 8-13bb for each municipality that is
383 located in the planning region for the regional council of governments
384 that has elected to comply with the regional growth plan pursuant to
385 subsection (b) of section 8-13bb:

386 (1) The housing growth policies each municipality has adopted or
387 shall adopt to reduce specific regulatory barriers to the development of
388 dwelling units in the municipality and to promote the development of
389 additional dwelling units in the municipality;

390 (2) The plan's consistency with (A) the municipal plans of
391 conservation and development prepared pursuant to section 8-23, as
392 amended by this act; (B) the regional plan of conservation and
393 development prepared pursuant to section 8-35a; (C) the state plan of
394 conservation and development prepared pursuant to chapter 297; and
395 (D) any applicable plans adopted by a local water pollution control
396 authority, provided (i) such plan may, with the consent of the affected
397 municipality, elect to disregard a municipal plan of conservation and
398 development prepared pursuant to section 8-23, as amended by this act,
399 and any applicable plan adopted by a local water pollution control

400 authority to the extent that such plan of conservation and development
401 or plan adopted by the local water pollution control authority would
402 constrain development that has been deemed prudent and feasible in
403 the development of the regional housing growth plan, and (ii) a
404 municipality whose municipal plan of conservation and development
405 prepared pursuant to section 8-23, as amended by this act, or applicable
406 plan adopted by the local water pollution control authority, was
407 disregarded in the development of a regional housing growth plan may
408 decline to implement such plan of conservation and development or
409 plan adopted by the local water pollution control authority to the extent
410 that such plan of conservation and development or plan adopted by the
411 local water pollution control authority would constrain development
412 that has been deemed prudent and feasible in the development of the
413 regional housing growth plan;

414 (3) The identification, to the extent practicable, of specific zones or
415 parcels that may be developed to meet a municipality's affordable
416 housing goal through the process of summary review, as defined in
417 section 8-2r, together with the maximum allowed residential density for
418 each such area;

419 (4) The strategies a municipality has adopted or shall adopt to
420 improve the accessibility of affordable housing units for individuals
421 with an intellectual disability or other developmental disabilities;

422 (5) Strategies a municipality has adopted or shall adopt to promote
423 the development of diverse types of housing units, considering factors
424 such as unit size, number of bedrooms, construction type, density of
425 development and ownership models;

426 (6) An inventory of developable land within a municipality, using the
427 definition of developable land provided in section 8-13aa;

428 (7) An explanation of how the plan conforms to and implements the
429 requirements of subsection (b) of section 8-2, including addressing
430 significant disparities in housing needs, affirmatively furthering the

431 purposes of the federal Fair Housing Act, 42 USC 3601 et seq., as
432 amended from time to time, and promoting housing choice and
433 economic diversity;

434 (8) Identification of the projected infrastructure needs, including, but
435 not limited to, projected wastewater capacity, and other improvements
436 needed to meet the municipality's affordable housing goal; and

437 (9) An implementation schedule for the policies, strategies and other
438 actions identified in the plan that are calculated to achieve the affordable
439 housing goals for each municipality in the planning region.

440 Sec. 10. Subsection (a) of section 8-23 of the 2026 supplement to the
441 general statutes is repealed and the following is substituted in lieu
442 thereof (*Effective July 1, 2026*):

443 (a) (1) At least once every ten years, the commission shall prepare or
444 amend and shall adopt a plan of conservation and development for the
445 municipality. Following adoption, the commission shall regularly
446 review and maintain such plan. The commission may adopt such
447 geographical, functional or other amendments to the plan or parts of the
448 plan, in accordance with the provisions of this section, as it deems
449 necessary. The commission may, at any time, prepare, amend and adopt
450 plans for the redevelopment and improvement of districts or
451 neighborhoods which, in its judgment, contain special problems or
452 opportunities or show a trend toward lower land values. In the event
453 that such plan conflicts with the provisions of a municipal growth plan
454 adopted pursuant to section 8-13bb, as amended by this act, or regional
455 housing growth plan adopted pursuant to section 8-13cc, as amended
456 by this act, the commission may determine that the provisions of such
457 municipal or regional housing growth plan shall supersede the
458 conflicting provisions of the plan of conservation and development.

459 (2) If a plan is not amended decennially, the chief elected official of
460 the municipality shall submit a letter to the Secretary of the Office of
461 Policy and Management and the Commissioners of Transportation,

462 Energy and Environmental Protection and Economic and Community
463 Development that explains why such plan was not amended. A copy of
464 such letter shall be included in each application by the municipality for
465 discretionary state funding in excess of twenty-five thousand dollars
466 submitted to any state agency.

467 Sec. 11. Subsection (d) of section 8-3n of the 2026 supplement to the
468 general statutes is repealed and the following is substituted in lieu
469 thereof (*Effective October 1, 2026*):

470 (d) Notwithstanding the provisions of this section, any municipality,
471 as defined in section 7-148, may adopt not more than two conservation
472 and traffic mitigation districts in which the municipality may require a
473 minimum number of off-street motor vehicle parking spaces for a
474 residential development that contains [~~fewer than sixteen~~] sixteen or
475 fewer dwelling units, provided (1) no such district shall be larger than
476 four per cent of a municipality's land area, (2) a municipality shall
477 submit a property description of any such district adopted by the
478 municipality to the Secretary of the Office of Policy and Management
479 upon the adoption of such district, (3) any such zones may be
480 contiguous, and (4) the municipality shall allow the proposed developer
481 of such development to submit to the zoning enforcement officer,
482 planning commission, zoning commission or combined planning and
483 zoning commission a parking needs assessment that conforms with the
484 requirements of subsection (c) of this section. If a parking needs
485 assessment is submitted pursuant to subdivision (4) of this subsection,
486 such officer or commission shall condition the approval of such
487 development on the construction of off-street parking spaces not
488 exceeding one such space for each studio or one-bedroom dwelling and
489 two such spaces for each dwelling unit with two or more bedrooms, or
490 the number of such spaces recommended for the development by the
491 parking needs assessment submitted pursuant to this section,
492 whichever results in the least required number of off-street parking
493 spaces.

494 Sec. 12. Subsection (a) of section 8-13hh of the 2026 supplement to the

495 general statutes is repealed and the following is substituted in lieu
496 thereof (*Effective October 1, 2026*):

497 (a) As used in this section:

498 (1) "Downtown area" means a central business district or other
499 commercial neighborhood area of a municipality that serves as a center
500 of socioeconomic interaction, characterized by a cohesive core of
501 commercial and mixed-use buildings, often interspersed with civic,
502 religious and residential buildings and public spaces, that are typically
503 arranged along a main street and intersecting side streets and served by
504 public infrastructure;

505 (2) "Housing growth program" means the program established
506 pursuant to section 8-13jj;

507 (3) "Transit community middle housing development" means a
508 cottage cluster, as defined in section 8-1a, containing not less than four
509 dwelling units but not more than nine such units or a residential
510 building containing not less than two dwelling units but not more than
511 nine such units, including, but not limited to, townhouses, as defined in
512 section 8-1a, duplexes, triplexes, and perfect sixes; [and cottage clusters;]

513 (4) "Municipality" has the same meaning as provided in section 7-148;

514 (5) "Perfect six" means a three-story residential building with a central
515 entrance containing two dwelling units per story;

516 (6) "Qualifying bus transit community" means any municipality that
517 contains not less than one regular bus service station operating not less
518 than five days a week within a transit-oriented district adopted by such
519 municipality, provided such transit-oriented district is of reasonable
520 size, as determined by the secretary, or the secretary's designee, in
521 accordance with the provisions of subsection (e) of this section, and
522 either (A) includes land of such municipality located within a one-half-
523 mile radius of any such station, or (B) is located within a reasonable
524 distance, as determined by the secretary, or the secretary's designee, of

525 any other transit service, a commercial corridor or the downtown area
526 of such municipality;

527 (7) "Qualifying rapid transit community" means any municipality
528 that contains not less than one rapid transit station or a planned rapid
529 transit station, contained within a transit-oriented district adopted by
530 such municipality, provided such transit-oriented district is of
531 reasonable size, as determined by the secretary, or the secretary's
532 designee, in accordance with subsection (e) of this section, and either (A)
533 includes land of such municipality located within a one-half-mile radius
534 of any such station, or (B) is located within a reasonable distance, as
535 determined by the secretary, or the secretary's designee, of any other
536 transit service, a commercial corridor or the downtown area of such
537 municipality;

538 (8) "Qualifying transit-oriented community" means any municipality
539 that (A) is a qualifying rapid transit community or qualifying bus transit
540 community, or (B) borders a municipality that has one or more rapid
541 transit stations or regular bus service stations, and that designates a
542 transit-oriented district in or adjacent to a downtown area located in
543 such municipality;

544 (9) "Rapid transit station" means any public transportation station
545 serving any rail or rapid bus route;

546 (10) "Regular bus service station" means any fixed location where a
547 bus regularly stops, not less than once every sixty minutes during peak
548 operating hours, for the loading or unloading of passengers along a
549 defined route operating on a fixed schedule;

550 (11) "Secretary" means the Secretary of the Office of Policy and
551 Management, or the secretary's designee;

552 (12) "Transit-oriented district" means a collection of parcels of land in
553 a municipality designated by such municipality and subject to zoning
554 criteria designed to encourage increased density of development,
555 including mixed-use development, consistent with the provisions of this

556 section; and

557 (13) "Zoning commission" means any zoning commission, planning
558 commission in a municipality that has adopted a planning commission
559 but not a zoning commission or a combined planning and zoning
560 commission.

561 Sec. 13. Subsection (e) of section 8-13hh of the 2026 supplement to the
562 general statutes is repealed and the following is substituted in lieu
563 thereof (*Effective October 1, 2026*):

564 (e) (1) A qualifying transit-oriented community shall allow the
565 following developments as of right in any transit-oriented district: (A)
566 transit community middle housing developments, if such development
567 contains nine or fewer dwelling units; (B) developments that contain ten
568 or more dwelling units where not less than thirty per cent of such units
569 qualify as a set-aside development pursuant to section 8-30g, as
570 amended by this act; and (C) developments on land owned by (i) the
571 municipality in which such land is located, (ii) the public housing
572 authority of the municipality in which such district is located, (iii) any
573 not-for-profit entity, or (iv) any religious organization, as defined in
574 section 49-31k, if at least one third of such development is composed
575 [entirely] of units that are subject to a deed restriction that requires, for
576 not less than forty years after the initial occupation of the proposed
577 development, that such units be sold or rented at, or below, a cost in rent
578 or mortgage payments equivalent to not more than thirty per cent of the
579 annual income of individuals and families earning [sixty] eighty per
580 cent of the median income of the state or the area median income as
581 determined by the United States Department of Housing and Urban
582 Development, whichever is less.

583 (2) A qualifying transit-oriented community shall allow, as of right,
584 the conversion of any residential development or commercial
585 development into any development described in subdivision (1) of this
586 subsection on any lot located in a transit-oriented district.

587 (3) For developments that result in the development of ten or more
588 dwelling units as of right pursuant to subdivision (1) or (2) of this
589 subsection, a municipality may enact zoning regulations that require
590 commercial uses to be permitted on the ground level of any multistory
591 development in accordance with guidance developed by the secretary
592 under subsection (k) of this section, except that provisions of this
593 subdivision shall not apply to dwelling units developed by a religious
594 organization, as defined in section 49-31k.

595 (4) Notwithstanding the provisions of this subsection, if a proposed
596 development is required to have a public hearing by the inland wetlands
597 agency of the municipality, such proposed development shall receive
598 such public hearing prior to such development's approval.

599 Sec. 14. Section 2-139 of the general statutes is repealed and the
600 following is substituted in lieu thereof (*Effective from passage*):

601 (a) There is established the majority leaders' roundtable group on
602 affordable housing. The group shall study (1) existing affordable
603 housing policies, programs and initiatives in the state, (2) the potential
604 conversion of state properties into affordable housing developments, (3)
605 successful models and best practices from other states or regions to
606 inform potential policy recommendations, (4) the potential conversion
607 of commercial properties such as hotels, malls and office buildings into
608 residential buildings, and (5) any other topics related to the promotion
609 and development of affordable housing in the state.

610 (b) The roundtable group shall consist of the following members:

611 (1) The cochairpersons and ranking members of the joint standing
612 committees of the General Assembly having cognizance of matters
613 relating to housing and planning and development;

614 (2) The majority leader of the Senate;

615 (3) The majority leader of the House of Representatives;

616 (4) Three appointed by the majority leader of the House of
617 Representatives, one of whom has expertise in public housing, one of
618 whom represents a regional council of governments, and one of whom
619 represents a business advocacy organization or regional chamber of
620 commerce;

621 (5) Three appointed by the majority leader of the Senate, one of whom
622 has expertise in regional planning, one of whom has expertise in local
623 planning and zoning, and one of whom has expertise in housing
624 development;

625 (6) The Commissioner of Administrative Services, or the
626 commissioner's designee;

627 (7) The Commissioner of Housing, or the commissioner's designee;

628 (8) The Commissioner of Economic and Community Development,
629 or the commissioner's designee;

630 (9) The Commissioner of Transportation, or the commissioner's
631 designee;

632 (10) The Responsible Growth Coordinator, or the coordinator's
633 designee;

634 (11) The executive director of the Connecticut Housing Finance
635 Authority, or the executive director's designee;

636 (12) A representative of the Connecticut Conference of
637 Municipalities; and

638 (13) A representative of the Connecticut Council of Small Towns.

639 (c) Any member of the roundtable group appointed under
640 subdivision (1), (2), (3) or (4) of subsection (b) of this section may be a
641 member of the General Assembly.

642 (d) All initial appointments to the roundtable group shall be made

643 not later than thirty days after the effective date of this section. Any
644 vacancy shall be filled by the appointing authority.

645 (e) The majority leader of the Senate and the majority leader of the
646 House of Representatives shall be the chairpersons for the roundtable
647 group. The chairpersons shall schedule the first meeting of the
648 roundtable group, which shall be held not later than sixty days after the
649 effective date of this section.

650 (f) The administrative staff of the joint standing committee of the
651 General Assembly having cognizance of matters relating to housing
652 shall serve as administrative staff of the roundtable group.

653 (g) Not later than January 1, 2024, and annually on January first
654 thereafter until January 1, 2026, the roundtable group shall submit a
655 report on its findings and recommendations to the joint standing
656 committee of the General Assembly having cognizance of matters
657 relating to housing, in accordance with the provisions of section 11-4a.
658 The roundtable group shall terminate on June 30, 2026.

659 Sec. 15. Section 8-13ii of the 2026 supplement to the general statutes
660 is repealed and the following is substituted in lieu thereof (*Effective July*
661 *1, 2026*):

662 (a) There is established a Council on Housing Development to advise
663 and assist the State Responsible Growth Coordinator in reviewing
664 regulations, developing guidelines and establishing programs
665 concerning the growth of housing in the state, and to approve or modify
666 any municipal housing growth plan or regional housing growth plan if
667 the Secretary of the Office of Policy and Management has not acted on
668 such plan in the time provided in section 8-13bb, as amended by this act,
669 or 8-13cc, as amended by this act, as applicable.

670 (b) The council shall consist of the following regular members: (1) The
671 Governor, or the Governor's designee; (2) the State Responsible Growth
672 Coordinator; (3) the Secretary of the Office of Policy and Management,
673 or the secretary's designee; (4) the Commissioner of Housing, or the

674 commissioner's designee; (5) the Commissioner of Energy and
675 Environmental Protection, or the commissioner's designee; (6) the
676 Commissioner of Economic and Community Development, or the
677 commissioner's designee; (7) the Commissioner of Transportation, or
678 the commissioner's designee; (8) the executive director of the
679 Connecticut Housing Finance Authority, or the executive director's
680 designee; (9) the executive director of the Connecticut Municipal
681 Development Authority, or the executive director's designee; (10) the
682 president pro tempore of the Senate, or the president's designee; (11) the
683 majority leader of the Senate, or the majority leader's designee; (12) the
684 speaker of the House of Representatives, or the speaker's designee; (13)
685 the majority leader of House of Representatives, or the majority leader's
686 designee; (14) the minority leader of the Senate, or the minority leader's
687 designee; (15) the minority leader of the House of Representatives, or
688 the minority leader's designee; (16) one individual appointed by the
689 [chairperson of the majority leaders' roundtable group on affordable
690 housing from the Senate] president pro tempore of the Senate; and (17)
691 one individual appointed by the [chairperson of the majority leaders'
692 roundtable group on affordable housing from the House of
693 Representatives] speaker of the House of Representatives.

694 (c) The chairpersons of the council shall be (1) the president pro
695 tempore of the Senate, or the president's designee, and (2) the speaker
696 of the House of Representatives, or the speaker's designee.

697 (d) The administrative staff of the Connecticut Municipal
698 Development Authority shall serve as the administrative staff of the
699 council.

700 (e) The council shall convene not later than January 1, 2026, and meet
701 not less than once every six months thereafter, and more often upon the
702 call of a chairperson, to:

703 (1) Review and evaluate the plans, programs, regulations and policies
704 of state or quasi-public agencies for opportunities to combine efforts and
705 resources of such agencies to increase housing development;

706 (2) Develop consistent reporting methods concerning data and
707 documentation related to housing development;

708 (3) Provide a forum to develop approaches to housing growth that
709 balance both needs for conservation and development, including the
710 need for additional housing and economic growth, the protection of
711 natural resources and the maintenance and support for existing
712 infrastructure;

713 (4) Review existing discretionary grant programs to make
714 recommendations to state or quasi-public agencies concerning the
715 adherence of such programs with the goals established in the state plan
716 of conservation and development adopted under chapter 297. Such
717 recommendations shall include, but need not be limited to, methods to
718 increase the development of deed-restricted housing in transit-oriented
719 districts and middle housing, as defined in section 8-1a;

720 (5) Develop guidelines, in consultation with the Secretary of the
721 Office of Policy and Management and consistent with the requirements
722 of subsection (j) of section 8-13hh, concerning the adoption and
723 development of transit-oriented districts within qualifying transit-
724 oriented communities; and

725 (6) Review applications for grants-in-aid under the housing growth
726 program established pursuant to section 8-13jj, including any
727 supporting materials submitted by an applicant in connection with such
728 application, that have been submitted by the secretary to the council
729 pursuant to section 8-13jj.

730 (f) Not later than January 1, 2027, the council shall submit a report, in
731 accordance with the provisions of section 11-4a, to the joint standing
732 committees of the General Assembly having cognizance of matters
733 relating to planning and development and housing, concerning the
734 recommendations and guidelines developed by the council pursuant to
735 subdivisions (4) and (5) of subsection (e) of this section or any other
736 recommendations of the council. The coordinator shall publish such

737 recommendations and guidelines on the Internet web site of the Office
 738 of Policy and Management.

739 Sec. 16. Subdivision (5) of subsection (b) of section 4-66k of the 2026
 740 supplement to the general statutes is repealed and the following is
 741 substituted in lieu thereof (*Effective July 1, 2026*):

742 (5) For the fiscal year ending June 30, 2026, and each fiscal year
 743 thereafter, funds from the regional planning incentive account shall be
 744 distributed to each regional council of governments formed pursuant to
 745 section 4-124j as follows: (A) An amount totaling seven million dollars
 746 shall be distributed pursuant to a formula determined and updated
 747 every five years by the Secretary of the Office of Policy and Management
 748 in consultation with the regional councils of governments that includes
 749 (i) a base payment amount payable to each such regional council, and
 750 (ii) a per capita payment amount to each such regional council based
 751 upon population data for each such regional council from the most
 752 recent federal decennial census, (B) each such regional council shall
 753 receive two hundred thousand dollars, for the purpose of funding
 754 positions within each such regional council and costs associated with
 755 providing technical support and legal services for the planning and
 756 development of additional housing in each such regional council's
 757 region, and (C) each such regional council shall receive two hundred
 758 thousand dollars, for the purpose of funding a regional stormwater
 759 management and flood mitigation coordinator position, [or] a regional
 760 municipal solid waste and recycling coordinator position, [and
 761 associated costs] or both such positions, and any associated costs."

This act shall take effect as follows and shall amend the following sections:		
Section 1	<i>October 1, 2026</i>	8-30g(l)
Sec. 2	<i>October 1, 2026</i>	8-30g(n)
Sec. 3	<i>from passage</i>	8-3o
Sec. 4	<i>July 1, 2026</i>	8-2s
Sec. 5	<i>October 1, 2026</i>	8-13bb(g)
Sec. 6	<i>October 1, 2026</i>	8-13cc(c)

Sec. 7	<i>October 1, 2026</i>	8-37bb(a)
Sec. 8	<i>October 1, 2026</i>	8-13bb(d)
Sec. 9	<i>October 1, 2026</i>	8-13cc(b)
Sec. 10	<i>July 1, 2026</i>	8-23(a)
Sec. 11	<i>October 1, 2026</i>	8-3n(d)
Sec. 12	<i>October 1, 2026</i>	8-13hh(a)
Sec. 13	<i>October 1, 2026</i>	8-13hh(e)
Sec. 14	<i>from passage</i>	2-139
Sec. 15	<i>July 1, 2026</i>	8-13ii
Sec. 16	<i>July 1, 2026</i>	4-66k(b)(5)