



General Assembly

**Amendment**

February Session, 2026

LCO No. 5298



Offered by:

REP. ROJAS, 9<sup>th</sup> Dist.  
REP. FELIPE, 130<sup>th</sup> Dist.  
SEN. DUFF, 25<sup>th</sup> Dist.  
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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4 the general statutes is repealed and the following is substituted in lieu  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. On a quarterly basis, each  
198 municipality shall submit a report with the required information to the  
199 Department of Housing. The Department of Housing shall create a  
200 database of such affordable housing decisions and post the database on  
201 the department's Internet web site and shall update such database not  
202 less than quarterly.

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, and (3) qualified for a  
239 moratorium from the affordable housing appeals procedure under  
240 subsection (l) of section 8-30g, as amended by this act, based in part on  
241 housing unit-equivalent points awarded pursuant to subsection (b) of

242 this section shall repeal or substantially modify such zoning regulations  
243 concerning such development of such middle housing during the  
244 period of such moratorium.

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246 general statutes is repealed and the following is substituted in lieu  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

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

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

272 Sec. 6. Subsection (c) of section 8-13cc of the 2026 supplement to the  
273 general statutes is repealed and the following is substituted in lieu

274 thereof (*Effective October 1, 2026*):

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

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

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

302 (a) On or before December 31, 2013, and annually thereafter, each  
303 housing agency [, except the Department of Housing,] shall submit to  
304 the General Assembly a report, for the year ending the preceding  
305 September thirtieth, which analyzes by income group, households

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

324 Sec. 8. Subsection (f) of section 8-37r 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 (f) Before exercising the authority to develop a housing project  
328 pursuant to this section, the commissioner shall (1) submit a report to  
329 the Council on Housing Development established pursuant to section 8-  
330 13ii, as amended by this act, concerning the process for identifying real  
331 property, [(1) suitable] including (A) the suitability of such real property  
332 for such development, [including that] and whether such development  
333 is consistent with a municipal housing growth plan or a regional  
334 housing growth plan, as such terms are defined in section 8-13aa, [(2)]  
335 (B) the geographic location of such real property, [(3)] (C) income targets  
336 of the population to be served by such development, [(4)] (D) any  
337 priorities for tenant selection concerning such development, if any, and  
338 [(5)] (E) any other preferences or factors applied or considered by the

339 commissioner regarding individuals or households that may reside in  
340 such development, and (2) coordinate with the commission exercising  
341 zoning authority in the municipality in which the housing project is to  
342 be developed to (A) make such report available to the public, and (B)  
343 hold a public hearing on the proposed housing project.

344 Sec. 9. Subsection (d) of section 8-13bb of the 2026 supplement to the  
345 general statutes is repealed and the following is substituted in lieu  
346 thereof (*Effective October 1, 2026*):

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

351 (1) The housing growth policies the municipality has adopted or shall  
352 adopt to reduce specific regulatory barriers to the development of  
353 dwelling units in the municipality and to promote the development of  
354 additional dwelling units in the municipality.

355 ~~[(1)]~~ (2) The plan's consistency with (A) the municipal plan of  
356 conservation and development prepared pursuant to section 8-23, as  
357 amended by this act, (B) the regional plan of conservation and  
358 development prepared pursuant to section 8-35a, (C) the state plan of  
359 conservation and development prepared pursuant to chapter 297, and  
360 (D) any plan adopted by the local water pollution control authority, if  
361 applicable, provided a municipality may elect to disregard a municipal  
362 plan of conservation and development prepared pursuant to section 8-  
363 23, as amended by this act, and any plan adopted by the local water  
364 pollution control authority to the extent that such plan would constrain  
365 development that has been deemed prudent and feasible in the  
366 development of the municipal housing growth plan;

367 ~~[(2)]~~ (3) The identification, to the extent practicable, of specific zones  
368 or parcels that may be developed to meet the municipality's affordable  
369 housing goal through the process of summary review, as defined in

370 section 8-2r, together with the maximum allowed residential density for  
371 each such area;

372 ~~[(3)]~~ (4) The strategies the municipality has adopted or shall adopt to  
373 improve the accessibility of affordable housing units for individuals  
374 with an intellectual disability or other developmental disabilities;

375 ~~[(4)]~~ (5) Strategies a municipality has adopted or shall adopt to  
376 promote the development of diverse types of housing units, considering  
377 factors such as unit size, number of bedrooms, construction type,  
378 density of development and ownership models;

379 ~~[(5)]~~ (6) An inventory of developable land within the municipality,  
380 using the definition of developable land set forth in section 8-13aa;

381 ~~[(6)]~~ (7) An explanation of how the plan conforms to and implements  
382 the requirements of subsection (b) of section 8-2, including addressing  
383 significant disparities in housing needs, affirmatively furthering the  
384 purposes of the federal Fair Housing Act, 42 USC 3601 et seq., as  
385 amended from time to time, and promoting housing choice and  
386 economic diversity;

387 ~~[(7)]~~ (8) Identification of the projected infrastructure needs, including,  
388 but not limited to, projected wastewater capacity, and other  
389 improvements needed to meet the municipality's affordable housing  
390 goal; and

391 ~~[(8)]~~ (9) An implementation schedule for the policies, strategies and  
392 other actions identified in the plan that is calculated to achieve the  
393 municipal affordable housing goal.

394 Sec. 10. Subsection (b) of section 8-13cc of the 2026 supplement to the  
395 general statutes is repealed and the following is substituted in lieu  
396 thereof (*Effective October 1, 2026*):

397 (b) Each regional housing growth plan submitted to the secretary  
398 pursuant to this section shall address the following elements in a form

399 and level of detail specified by guidelines issued by the secretary  
400 pursuant to subsection (i) of section 8-13bb for each municipality that is  
401 located in the planning region for the regional council of governments  
402 that has elected to comply with the regional growth plan pursuant to  
403 subsection (b) of section 8-13bb:

404 (1) The housing growth policies each municipality has adopted or  
405 shall adopt to reduce specific regulatory barriers to the development of  
406 dwelling units in the municipality and to promote the development of  
407 additional dwelling units in the municipality;

408 (2) The plan's consistency with (A) the municipal plans of  
409 conservation and development prepared pursuant to section 8-23, as  
410 amended by this act; (B) the regional plan of conservation and  
411 development prepared pursuant to section 8-35a; (C) the state plan of  
412 conservation and development prepared pursuant to chapter 297; and  
413 (D) any applicable plans adopted by a local water pollution control  
414 authority, provided (i) such plan may, with the consent of the affected  
415 municipality, elect to disregard a municipal plan of conservation and  
416 development prepared pursuant to section 8-23, as amended by this act,  
417 and any applicable plan adopted by a local water pollution control  
418 authority to the extent that such plan of conservation and development  
419 or plan adopted by the local water pollution control authority would  
420 constrain development that has been deemed prudent and feasible in  
421 the development of the regional housing growth plan, and (ii) a  
422 municipality whose municipal plan of conservation and development  
423 prepared pursuant to section 8-23, as amended by this act, or applicable  
424 plan adopted by the local water pollution control authority, was  
425 disregarded in the development of a regional housing growth plan may  
426 decline to implement such plan of conservation and development or  
427 plan adopted by the local water pollution control authority to the extent  
428 that such plan of conservation and development or plan adopted by the  
429 local water pollution control authority would constrain development  
430 that has been deemed prudent and feasible in the development of the  
431 regional housing growth plan;

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

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

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

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

446 (7) An explanation of how the plan conforms to and implements the  
447 requirements of subsection (b) of section 8-2, including addressing  
448 significant disparities in housing needs, affirmatively furthering the  
449 purposes of the federal Fair Housing Act, 42 USC 3601 et seq., as  
450 amended from time to time, and promoting housing choice and  
451 economic diversity;

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

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

458 Sec. 11. Subsection (a) of section 8-23 of the 2026 supplement to the  
459 general statutes is repealed and the following is substituted in lieu  
460 thereof (*Effective July 1, 2026*):

461 (a) (1) At least once every ten years, the commission shall prepare or  
462 amend and shall adopt a plan of conservation and development for the  
463 municipality. Following adoption, the commission shall regularly  
464 review and maintain such plan. The commission may adopt such  
465 geographical, functional or other amendments to the plan or parts of the  
466 plan, in accordance with the provisions of this section, as it deems  
467 necessary. The commission may, at any time, prepare, amend and adopt  
468 plans for the redevelopment and improvement of districts or  
469 neighborhoods which, in its judgment, contain special problems or  
470 opportunities or show a trend toward lower land values. In the event  
471 that such plan conflicts with the provisions of a municipal growth plan  
472 adopted pursuant to section 8-13bb, as amended by this act, or regional  
473 housing growth plan adopted pursuant to section 8-13cc, as amended  
474 by this act, the commission may determine that the provisions of such  
475 municipal or regional housing growth plan shall supersede the  
476 conflicting provisions of the plan of conservation and development.

477 (2) If a plan is not amended decennially, the chief elected official of  
478 the municipality shall submit a letter to the Secretary of the Office of  
479 Policy and Management and the Commissioners of Transportation,  
480 Energy and Environmental Protection and Economic and Community  
481 Development that explains why such plan was not amended. A copy of  
482 such letter shall be included in each application by the municipality for  
483 discretionary state funding in excess of twenty-five thousand dollars  
484 submitted to any state agency.

485 Sec. 12. Subsection (d) of section 8-3n of the 2026 supplement to the  
486 general statutes is repealed and the following is substituted in lieu  
487 thereof (*Effective October 1, 2026*):

488 (d) Notwithstanding the provisions of this section, any municipality,  
489 as defined in section 7-148, may adopt not more than two conservation  
490 and traffic mitigation districts in which the municipality may require a  
491 minimum number of off-street motor vehicle parking spaces for a  
492 residential development that contains [fewer than sixteen] sixteen or  
493 fewer dwelling units, provided (1) no such district shall be larger than

494 four per cent of a municipality's land area, (2) a municipality shall  
495 submit a property description of any such district adopted by the  
496 municipality to the Secretary of the Office of Policy and Management  
497 upon the adoption of such district, (3) any such zones may be  
498 contiguous, and (4) the municipality shall allow the proposed developer  
499 of such development to submit to the zoning enforcement officer,  
500 planning commission, zoning commission or combined planning and  
501 zoning commission a parking needs assessment that conforms with the  
502 requirements of subsection (c) of this section. If a parking needs  
503 assessment is submitted pursuant to subdivision (4) of this subsection,  
504 such officer or commission shall condition the approval of such  
505 development on the construction of off-street parking spaces not  
506 exceeding one such space for each studio or one-bedroom dwelling and  
507 two such spaces for each dwelling unit with two or more bedrooms, or  
508 the number of such spaces recommended for the development by the  
509 parking needs assessment submitted pursuant to this section,  
510 whichever results in the least required number of off-street parking  
511 spaces.

512 Sec. 13. Subsection (a) of section 8-13hh of the 2026 supplement to the  
513 general statutes is repealed and the following is substituted in lieu  
514 thereof (*Effective October 1, 2026*):

515 (a) As used in this section:

516 (1) "Downtown area" means a central business district or other  
517 commercial neighborhood area of a municipality that serves as a center  
518 of socioeconomic interaction, characterized by a cohesive core of  
519 commercial and mixed-use buildings, often interspersed with civic,  
520 religious and residential buildings and public spaces, that are typically  
521 arranged along a main street and intersecting side streets and served by  
522 public infrastructure;

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

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

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

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

534 (6) "Qualifying bus transit community" means any municipality that  
535 contains not less than one regular bus service station operating not less  
536 than five days a week within a transit-oriented district adopted by such  
537 municipality, provided such transit-oriented district is of reasonable  
538 size, as determined by the secretary, or the secretary's designee, in  
539 accordance with the provisions of subsection (e) of this section, and  
540 either (A) includes land of such municipality located within a one-half-  
541 mile radius of any such station, or (B) is located within a reasonable  
542 distance, as determined by the secretary, or the secretary's designee, of  
543 any other transit service, a commercial corridor or the downtown area  
544 of such municipality;

545 (7) "Qualifying rapid transit community" means any municipality  
546 that contains not less than one rapid transit station or a planned rapid  
547 transit station, contained within a transit-oriented district adopted by  
548 such municipality, provided such transit-oriented district is of  
549 reasonable size, as determined by the secretary, or the secretary's  
550 designee, in accordance with subsection (e) of this section, and either (A)  
551 includes land of such municipality located within a one-half-mile radius  
552 of any such station, or (B) is located within a reasonable distance, as  
553 determined by the secretary, or the secretary's designee, of any other  
554 transit service, a commercial corridor or the downtown area of such  
555 municipality;

556 (8) "Qualifying transit-oriented community" means any municipality  
557 that (A) is a qualifying rapid transit community or qualifying bus transit  
558 community, or (B) borders a municipality that has one or more rapid  
559 transit stations or regular bus service stations, and that designates a  
560 transit-oriented district in or adjacent to a downtown area located in  
561 such municipality;

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

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

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

570 (12) "Transit-oriented district" means a collection of parcels of land in  
571 a municipality designated by such municipality and subject to zoning  
572 criteria designed to encourage increased density of development,  
573 including mixed-use development, consistent with the provisions of this  
574 section; and

575 (13) "Zoning commission" means any zoning commission, planning  
576 commission in a municipality that has adopted a planning commission  
577 but not a zoning commission or a combined planning and zoning  
578 commission.

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

581 (a) There is established the majority leaders' roundtable group on  
582 affordable housing. The group shall study (1) existing affordable  
583 housing policies, programs and initiatives in the state, (2) the potential  
584 conversion of state properties into affordable housing developments, (3)  
585 successful models and best practices from other states or regions to

586 inform potential policy recommendations, (4) the potential conversion  
587 of commercial properties such as hotels, malls and office buildings into  
588 residential buildings, and (5) any other topics related to the promotion  
589 and development of affordable housing in the state.

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

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

594 (2) The majority leader of the Senate;

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

596 (4) Three appointed by the majority leader of the House of  
597 Representatives, one of whom has expertise in public housing, one of  
598 whom represents a regional council of governments, and one of whom  
599 represents a business advocacy organization or regional chamber of  
600 commerce;

601 (5) Three appointed by the majority leader of the Senate, one of whom  
602 has expertise in regional planning, one of whom has expertise in local  
603 planning and zoning, and one of whom has expertise in housing  
604 development;

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

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

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

610 (9) The Commissioner of Transportation, or the commissioner's  
611 designee;

612 (10) The Responsible Growth Coordinator, or the coordinator's

613 designee;

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

616 (12) A representative of the Connecticut Conference of  
617 Municipalities; and

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

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

622 (d) All initial appointments to the roundtable group shall be made  
623 not later than thirty days after the effective date of this section. Any  
624 vacancy shall be filled by the appointing authority.

625 (e) The majority leader of the Senate and the majority leader of the  
626 House of Representatives shall be the chairpersons for the roundtable  
627 group. The chairpersons shall schedule the first meeting of the  
628 roundtable group, which shall be held not later than sixty days after the  
629 effective date of this section.

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

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

639 Sec. 15. Section 8-13ii of the 2026 supplement to the general statutes  
640 is repealed and the following is substituted in lieu thereof (*Effective July*  
641 *1, 2026*):

642 (a) There is established a Council on Housing Development to advise  
643 and assist the State Responsible Growth Coordinator in reviewing  
644 regulations, developing guidelines and establishing programs  
645 concerning the growth of housing in the state, and to approve or modify  
646 any municipal housing growth plan or regional housing growth plan if  
647 the Secretary of the Office of Policy and Management has not acted on  
648 such plan in the time provided in section 8-13bb, as amended by this act,  
649 or 8-13cc, as amended by this act, as applicable.

650 (b) The council shall consist of the following regular members: (1) The  
651 Governor, or the Governor's designee; (2) the State Responsible Growth  
652 Coordinator; (3) the Secretary of the Office of Policy and Management,  
653 or the secretary's designee; (4) the Commissioner of Housing, or the  
654 commissioner's designee; (5) the Commissioner of Energy and  
655 Environmental Protection, or the commissioner's designee; (6) the  
656 Commissioner of Economic and Community Development, or the  
657 commissioner's designee; (7) the Commissioner of Transportation, or  
658 the commissioner's designee; (8) the executive director of the  
659 Connecticut Housing Finance Authority, or the executive director's  
660 designee; (9) the executive director of the Connecticut Municipal  
661 Development Authority, or the executive director's designee; (10) the  
662 president pro tempore of the Senate, or the president's designee; (11) the  
663 majority leader of the Senate, or the majority leader's designee; (12) the  
664 speaker of the House of Representatives, or the speaker's designee; (13)  
665 the majority leader of House of Representatives, or the majority leader's  
666 designee; (14) the minority leader of the Senate, or the minority leader's  
667 designee; (15) the minority leader of the House of Representatives, or  
668 the minority leader's designee; (16) one individual appointed by the  
669 [chairperson of the majority leaders' roundtable group on affordable  
670 housing from the Senate] president pro tempore of the Senate; and (17)  
671 one individual appointed by the [chairperson of the majority leaders'  
672 roundtable group on affordable housing from the House of  
673 Representatives] speaker of the House of Representatives.

674 (c) The chairpersons of the council shall be (1) the president pro

675 tempore of the Senate, or the president's designee, and (2) the speaker  
676 of the House of Representatives, or the speaker's designee.

677 (d) The administrative staff of the Connecticut Municipal  
678 Development Authority shall serve as the administrative staff of the  
679 council.

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

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

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

688 (3) Provide a forum to develop approaches to housing growth that  
689 balance both needs for conservation and development, including the  
690 need for additional housing and economic growth, the protection of  
691 natural resources and the maintenance and support for existing  
692 infrastructure;

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

700 (5) Develop guidelines, in consultation with the Secretary of the  
701 Office of Policy and Management and consistent with the requirements  
702 of subsection (j) of section 8-13hh, concerning the adoption and  
703 development of transit-oriented districts within qualifying transit-  
704 oriented communities; and

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

710 (f) Not later than January 1, 2027, the council shall submit a report, in  
711 accordance with the provisions of section 11-4a, to the joint standing  
712 committees of the General Assembly having cognizance of matters  
713 relating to planning and development and housing, concerning the  
714 recommendations and guidelines developed by the council pursuant to  
715 subdivisions (4) and (5) of subsection (e) of this section or any other  
716 recommendations of the council. The coordinator shall publish such  
717 recommendations and guidelines on the Internet web site of the Office  
718 of Policy and Management.

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

722 (5) For the fiscal year ending June 30, 2026, and each fiscal year  
723 thereafter, funds from the regional planning incentive account shall be  
724 distributed to each regional council of governments formed pursuant to  
725 section 4-124j as follows: (A) An amount totaling seven million dollars  
726 shall be distributed pursuant to a formula determined and updated  
727 every five years by the Secretary of the Office of Policy and Management  
728 in consultation with the regional councils of governments that includes  
729 (i) a base payment amount payable to each such regional council, and  
730 (ii) a per capita payment amount to each such regional council based  
731 upon population data for each such regional council from the most  
732 recent federal decennial census, (B) each such regional council shall  
733 receive two hundred thousand dollars, for the purpose of funding  
734 positions within each such regional council and costs associated with  
735 providing technical support and legal services for the planning and  
736 development of additional housing in each such regional council's  
737 region, and (C) each such regional council shall receive two hundred

738 thousand dollars, for the purpose of funding a regional stormwater  
 739 management and flood mitigation coordinator position, [or] a regional  
 740 municipal solid waste and recycling coordinator position, [and  
 741 associated costs] or both such positions, and any associated costs.

742 Sec. 17. (Effective July 1, 2026) Notwithstanding the provisions of  
 743 section 4-66k of the general statutes, as amended by this act, the  
 744 Secretary of the Office of Policy and Management shall provide for the  
 745 distribution of two hundred twenty-five thousand dollars from the  
 746 regional performance incentive account to the South Central Regional  
 747 Council of Governments for the fiscal year ending June 30, 2027, for  
 748 purposes of conducting a feasibility study and creating an  
 749 implementation plan for establishing a regional public safety answering  
 750 point program."

This act shall take effect as follows and shall amend the following sections:		
Section 1	October 1, 2026	8-30g(l)
Sec. 2	October 1, 2026	8-30g(n)
Sec. 3	from passage	8-3o
Sec. 4	July 1, 2026	8-2s
Sec. 5	October 1, 2026	8-13bb(g)
Sec. 6	October 1, 2026	8-13cc(c)
Sec. 7	October 1, 2026	8-37bb(a)
Sec. 8	October 1, 2026	8-37r(f)
Sec. 9	October 1, 2026	8-13bb(d)
Sec. 10	October 1, 2026	8-13cc(b)
Sec. 11	July 1, 2026	8-23(a)
Sec. 12	October 1, 2026	8-3n(d)
Sec. 13	October 1, 2026	8-13hh(a)
Sec. 14	from passage	2-139
Sec. 15	July 1, 2026	8-13ii
Sec. 16	July 1, 2026	4-66k(b)(5)
Sec. 17	July 1, 2026	New section