

WORKGROUP	RECOMMENDATION	ADDITIONAL	INCLUDE IN FINAL RECOMMENDATION	NOTES
Barriers	Meaningfully reward municipalities that adopt greater zoning density or allow residential zoning in mixed-use and commercial districts.			
Barriers	Reduce barriers to employment in the building trades by expanding training opportunities in high schools and community colleges, enhancing pathways for nontraditional students, working with neighboring states, and revisiting labor hiring and worksite requirements to address labor shortages.			
Barriers	Allow municipalities to retain a larger portion of existing conveyance tax revenues to be used for affordable housing development.			
Barriers	Create a homestead tax exemption or provide state tax credits for property tax paid to address rising homeownership costs.			
Barriers	Segregate a portion of Clean Water Act funds to be used on affordable housing developments.			
Non-Residential to Residential Conversion	Commission a study of market conditions in the office, shopping mall, and hotel sectors.	Data studied should include vacancy rates by city and region, physical occupancy rates, financial distress, and foreclosures.		
Non-Residential to Residential Conversion	Consider a small, dedicated funding round in 2024 to advance one commercial-to-residential conversion project.	Project would gather data on construction costs, design challenges, and environmental factors to inform future funding programs.		
Non-Residential to Residential Conversion	Consider dedicated funding for adaptive reuse, potentially through MRDA.			
Non-Residential to Residential Conversion	Provide priority to adaptive reuse in existing financing programs.	Most state funding streams give little priority to adaptive reuse. For example, QAP used for LIHTC allocations only awards three points out of 100 for adaptive reuse.		
Non-Residential to Residential Conversion	Expand sales tax exemptions to a wider group of adaptive reuse projects.	Currently, sales tax exemption is only available for material costs in a certified historical rehabilitation.		

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Conversion of State Owned Land For Affordable Housing	Create a program for the "Conversion of State-Owned Land for Affordable Housing."	Provide new capital authorizations to DOH for the Housing Trust Fund to support private affordable housing development on state-owned land, for CHFA for the LIHTC program to support new construction on state-owned land, for DOH to support sustainable and green housing initiatives to develop transit-oriented, climate-resilient multifamily housing, for DECD to support brownfield redevelopment on state-owned land, for OPM to support the demolition of vacant or derelict buildings on state-owned property, for OPM to support a PILOT program or tax tool that will carry developers through the construction period of affordable housing, for CRDA, MRDA, or any lending body created by the Governor to support development on state-owned land. Additionally, create new language to support OPM in providing 99-year leases of state-owned property for housing development.		
Conversion of State Owned Land For Affordable Housing	Continue to use LIHTC to build affordable housing units.			
Conversion of State Owned Land For Affordable Housing	Continue having state agencies complete the surplus state land process and list state-owned land for sale.			
Conversion of State Owned Land For Affordable Housing	Further explore air rights, particularly at train stations.			
Conversion of State Owned Land For Affordable Housing	Further explore the international building code to convert office, or state-owned buildings into housing.			
Conversion of State Owned Land For Affordable Housing	Further explore the conversion of offices to residential.			
Conversion of State Owned Land For Affordable Housing	Continue to educate the public about the importance of housing use case studies and state demonstration projects.			
Conversion of State Owned Land For Affordable Housing	Continue to explore state-owned sites where a portion can be leased or sold. Subdivide publicly owned parcels, depending on usage.			

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Conversion of State Owned Land For Affordable Housing	Continue to expedite state-owned projects, such as West Haven, Stratford, Danbury, Berlin, Branford, Fairfield Metro, Fairfield, Bethel, and Wallingford.			
Conversion of State Owned Land For Affordable Housing	Continue to support capacity-building at the state level.	Commit resources to move TOD forward at the state level, to actively identify and set processes for housing development, have the Governor advertise the importance of housing, and to have a collaborative working group for state agencies to identify parcels, obstacles, and solutions.		
Existing Affordable Housing Policies, Programs, and Initiatives	Coordinate resources with other state agencies.			
Successful Models and Best Practices from Other States and Regions	Reduce the cost of title insurance by creating nonprofit title insurance corporation.			
Successful Models and Best Practices from Other States and Regions	Break out property tax on rent so that it is federally tax deductible.	Allow tenants to then take a property tax credit on their state income tax.		
Successful Models and Best Practices from Other States and Regions	Replace the 30% assessment exemption on homes with a "homestead" exemption of 30%.			
Successful Models and Best Practices from Other States and Regions	Adopt Appendix AW of the IRC into the State Building Code to provide lower-cost construction through 3D printing.			
Successful Models and Best Practices from Other States and Regions	Allow preapproval of standardized building plans.			
Successful Models and Best Practices from Other States and Regions	Higher conveyance tax for transfers to corporate entitites.			
Successful Models and Best Practices from Other States and Regions	Montana Concept - give towns a list of items to choose from and require that they choose one.			

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Successful Models and Best Practices from Other States and Regions	Require DOH to create a trackable list with expiration of deed restrictions for all affordable housing units in the state.			
Successful Models and Best Practices from Other States and Regions	Encourage unions to invest pension funds in affordable housing construction by requiring project labor agreements on these projects.			
Successful Models and Best Practices from Other States and Regions	Create an "Adaptive Reuse Tax Credit" to convert commercial buildings into residential.			