

Report of the Majority Leaders' Roundtable on Affordable Housing

Pursuant to November Special Session Public Act 25-1

Delivered to the Connecticut General Assembly Housing Committee

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1. INTRODUCTION

Section 36 of Public Act 23-207 established the Majority Leaders' Roundtable Group on Affordable Housing to study existing affordable housing policies, the conversion of state properties into housing, the conversion of commercial properties into housing, best practices from other states and regions, and other topics related to the development of affordable housing in Connecticut.

Membership of the Roundtable consists of the Majority Leaders of both chambers of the Connecticut General Assembly who act as chairs; appointees from both Majority Leaders; the chairs and ranking members of the Housing and Planning and Development Committees; representatives from state agencies, including the Department of Administrative Services (DAS), Department of Housing (DOH); Department of Economic and Community Development (DECD), and the Department of Transportation (DOT), the Responsible Growth Coordinator; the executive director of the Connecticut Housing Finance Authority; a representative of the Connecticut Conference of Municipalities; and a representative of the Connecticut Council of Small Towns.

Section 42 of November Special Session, Public Act 25-1 tasked the roundtable with studying and submitting a report on the issues and benefits resulting from a change to the exemption threshold provided in subsection (k) of section 8-30g of the general statutes from a percentage of dwelling units located within a municipality to a flat numerical value.

In addition to what was required of them by statute, members of the Roundtable solicited information from subject matter experts and drafted the following recommendations for changes to section 8-30g and its associated sections with the goal of increasing housing supply and interactions between the state, municipalities, and housing developers.

2. RECOMMENDATIONS – CGS Section 8-30g

Strengthen 8-30g Application Records

Currently, statewide data for applications submitted through the Affordable Housing Land Use Appeals procedure (8-30g) is difficult to source and not readily available online. The Roundtable recommends that the Department of Housing, through collaboration with municipal and regional planning bodies, collect data concerning housing applications submitted through section 8-30g and publish said data on their website.

Add More Housing Unit Equivalent Point Tiers

Section 8-30g awards the same number of housing unit equivalent (HUE) points for any affordable unit deed restricted at or below 40% of area median income (AMI) but offers no extra credit for deeper affordability. A unit restricted to 20% of AMI is awarded the same amount as one at 40%, despite serving a more vulnerable household. At the same time, affordable units above 80% AMI receive no credit at all even though, because construction costs have grown faster than incomes, housing affordable to 100% AMI households is now below market rate and cannot be built without assistance, despite section 8-30g's purpose of encouraging municipalities to support below-market housing.

These problems can be solved by adding lower and higher point tiers. The example shown in the table below awards bonus points for units at or below 20% of AMI, recognizing extremely low-income housing as a distinct need. It also grants partial credit for units between 80 and 120% of AMI, aligning the statute with state-supported initiatives like Build CT that help finance moderate-income housing. Together, these changes modernize section 8-30g to reflect the full spectrum of affordability without rewriting its core structure.

Income Cap	Current Points/Unit	Adjustment	New Points/Unit
≤20%	2.0 / 2.5 (<i>same as ≤40%</i>)	+0.5 from ≤40% level	2.5/3.0
≤40%	2.0/2.5	–	2.0/2.5
≤60%	1.5/2.0	–	1.5/2.0
≤80%	1.0/1.5	–	1.0/1.5
≤100%	0.0/0.0 (<i>currently ineligible</i>)	–0.5 from ≤80% level	0.5/1.0
≤120%	0.0/0.0 (<i>currently ineligible</i>)	–1.0 from ≤80% level	0.25*/0.5
Market-rate	0.25/0.25	–	0.25/0.25

* The existing floor of 0.25 points per market-rate unit would apply here. Point values are for rented/owned units.

Scale HUE Points for Senior Housing to Affordability

Section 8-30g assigns 0.5 HUE points to senior units affordable at or below 80% of AMI, regardless of their level of affordability. A senior rental unit at 80% of AMI earns the same HUE points as one at 40% of AMI. This ceiling discourages the creation of deeply affordable senior housing, despite the need for senior units priced at or below 60% of AMI.

Replacing the 0.5-point ceiling with a simple deduction of 0.5 HUE points from whatever a unit would otherwise earn, while preserving the floor of .25 HUE points per unit would reward deeper levels of affordability in age-restricted projects while still limiting the credit for senior housing relative to unrestricted units. This change preserves the intent of prioritizing family housing while giving communities a stronger incentive to support senior downsizing options.

Income Cap	Current Points/Unit (Age-restricted)	New Points/Unit (Proposal #2 above)	Minus 0.5 Deduction for Age-restricted
≤20%	0.5	2.5/3.0	2.0/ 2.5
≤40%	0.5	2.0/2.5	1.5/ 2.0
≤60%	0.5	1.5/2.0	1.0/ 1.5
≤80%	0.5	1.0/1.5	0.5/ 1.0
>80-100%	0.25*	0.5/1.0	0.25/0.5
>100-120%	0.25*	0.25/0.5	0.25/0.25

* The existing floor of 0.25 points per market-rate unit would apply here.

Changes to Moratorium Applications and Review

Under current law, the Department of Housing (DOH) has 90 days to act on moratorium applications under section 8-30g. Currently, no stay on additional 8-30g applications is in place during said review period. This often results in a surge of 8-30g filings prior to a decision being issued. This runs counter to a moratorium's purpose, which is to offer an orderly and predictable pause for municipalities actively supporting an increase in affordable housing.

Potential solutions include:

- a. Reducing the window within which DOH is required to make a decision;

- b. Require DOH to offer optional pre-application meetings for an applicant to confirm applicability;
- c. Allow an applicant to place a stay on new 8-20g applications until DOH has rendered a decision. If approved, stayed proposals would not proceed; if denied, stayed proposals would resume without prejudice;
- d. If no written decision is rendered by DOH within the window, the application is automatically approved.

These changes will ensure good-faith applicants are not overwhelmed with opportunistic filings while preserving procedural rights for developers when a moratorium is not granted.

Additionally, municipalities that are currently covered by a moratorium may have those moratoria expire prior to the completion of their municipal or regional Housing Growth Plan, as mandated by Special Session Public Act 25-1. Municipalities will be ineligible for a new moratorium prior to the submission of the Housing Growth Plan, resulting in exposure for those that would otherwise qualify for consecutive moratoria. The Roundtable recommends placing a stay on 8-30g applications for municipalities whose moratoria expire prior to the submission deadline until said deadline.

Recognize Single-Room Occupancies

Historically, single-room occupancies have provided safe, low-cost accommodations for workers, students, seniors, and individuals transitioning between living situations. Despite their historic role and relevance considering today's affordability challenges, single-room occupancies are not currently included in existing statutory frameworks, specifically in definitions of "dwelling units." Because of this, municipalities receive no credit for producing, preserving, or incentivizing single-room occupancies despite them providing a viable low-cost housing option.

Amending section 8-30g to recognize single-room occupancies as an acceptable form of affordable housing and awarding them with a fractional HUE point award would incentivize more diversity in municipal housing stock.

Recommendations Concerning the Numerator/Denominator

Roundtable members provided the following suggestions relating to the function of the system by which municipalities receive their affordable housing threshold, that being 10% of their total housing stock.

- a. Eliminate certain housing units from the denominator count, such as those restricted to seniors, seasonal properties, and accessory dwelling units;

- b. Allow units that count towards a municipality's numerator to earn points towards a moratorium. Applicable units may include households receiving financial assistance, including rental assistance; housing deed-restricted at 80% of AMI; housing financed through Connecticut Housing Finance Authority (CHFA) first mortgage loans; and mobile homes with deed-restrictions shorter than 40 years;
- c. Include units of housing with deed restrictions shorter than 40 years to count towards a municipality's numerator if said units are built on municipally owned land;
- d. Decouple the denominator calculation from the Decennial Census of Population and Housing and freeze calculated denominators for a longer period, giving municipalities more time to achieve the goal given to them.

Correcting the Middle-Housing HUE Point Award

Section 8-2s allows municipalities to earn .25 HUE points for each middle-housing unit developed as-of-right. Currently, an issue in the statutory language prevents this incentive from operating as intended.

Section 8-2s(b) awards the .25 HUE points referenced in section 8-30g(1)(6). This results in all middle-housing units developed as of right, including those deed-restricted for higher levels of affordability, receiving exclusively those .25 HUE points instead of those points in addition to what would already be awarded based on the applicable deed restriction. Statute should be updated to explicitly provide that the .25-point award is in addition to the HUE points that would typically be awarded.

3. APPENDICES

- A. Public Act 23-207 Section 36
- B. November Special Session, Public Act 25-1 Section 42
- C. Roundtable Membership

APPENDIX A



Substitute Senate Bill No. 998

Public Act No. 23-207 Section 36

AN ACT ESTABLISHING A TAX ABATEMENT FOR CERTAIN CONSERVATION EASEMENTS AND ADDRESSING HOUSING AFFORDABILITY FOR RESIDENTS IN THE STATE.

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

Sec. 36. (NEW) (Effective from passage) (a) There is established the majority leaders' roundtable group on affordable housing. The group shall study (1) existing affordable housing policies, programs and initiatives in the state, (2) the potential conversion of state properties into affordable housing developments, (3) successful models and best practices from other states or regions to inform potential policy recommendations, (4) the potential conversion of commercial properties such as hotels, malls and office buildings into residential buildings, and (5) any other topics related to the promotion and development of affordable housing in the state.

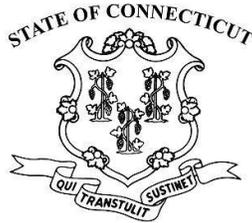
(b) The roundtable group shall consist of the following members:

- (1) The cochairs and ranking members of the joint standing committees of the General Assembly having cognizance of matters relating to housing and planning and development; Substitute Senate Bill No. 998 Public Act No. 23-207 61 of 75

- (2) The majority leader of the Senate;
 - (3) The majority leader of the House of Representatives;
 - (4) Three appointed by the majority leader of the House of Representatives, one of whom has expertise in public housing, one of whom represents a regional council of governments, and one of whom represents a business advocacy organization or regional chamber of commerce;
 - (5) Three appointed by the majority leader of the Senate, one of whom has expertise in regional planning, one of whom has expertise in local planning and zoning, and one of whom has expertise in housing development;
 - (6) The Commissioner of Administrative Services, or the commissioner's designee;
 - (7) The Commissioner of Housing, or the commissioner's designee;
 - (8) The Commissioner of Economic and Community Development, or the commissioner's designee;
 - (9) The Commissioner of Transportation, or the commissioner's designee;
 - (10) The Responsible Growth Coordinator, or the coordinator's designee;
 - (11) The executive director of the Connecticut Housing Finance Authority, or the executive director's designee;
 - (12) A representative of the Connecticut Conference of Municipalities; and
 - (13) A representative of the Connecticut Council of Small Towns. Substitute
- (c) Any member of the roundtable group appointed under subdivision (1), (2), (3) or (4) of subsection (b) of this section may be a member of the General Assembly.
- (d) All initial appointments to the roundtable group shall be made not later than thirty days after the effective date of this section. Any vacancy shall be filled by the appointing authority.

- (e) The majority leader of the Senate and the majority leader of the House of Representatives shall be the chairpersons for the roundtable group. The chairpersons shall schedule the first meeting of the roundtable group, which shall be held not later than sixty days after the effective date of this section.
- (f) The administrative staff of the joint standing committee of the General Assembly having cognizance of matters relating to housing shall serve as administrative staff of the roundtable group.
- (g) Not later than January 1, 2024, and annually on January first thereafter, the roundtable group shall submit a report on its findings and recommendations to the joint standing committee of the General Assembly having cognizance of matters relating to housing, in accordance with the provisions of section 11-4a of the general statutes.

APPENDIX B



House Bill No. 8002

November Special Session, Public Act No. 25-1 Section 42

AN ACT CONCERNING HOUSING GROWTH

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

Sec. 42. (Effective from passage) The majority leaders' roundtable group on affordable housing, established pursuant to section 2-139 of the general statutes, shall review the potential issues and benefits of changing the exemption threshold provided in subsection (k) of section 8-30g of the general statutes from a percentage of certain dwelling units located in a municipality to (1) a flat numerical value, or (2) an alternative model, including models adopted in other states concerning the calculation of affordable housing need. Not later than February 1, 2026, the roundtable group shall submit a report, in accordance with the provisions of section 11-4a of the general statutes, on its findings and any recommendations to the joint standing committee of the General Assembly having cognizance of matters relating to housing.

APPENDIX C
Roundtable Membership

No.	Authority	Appointer	Specific Qualifications	Appointee
1	Senate Majority Leader	Duff, Bob	Senate Majority Leader	Duff, Bob Chair
2	Senate Majority Leader	Duff, Bob	An individual who has expertise in regional planning.	Kaplan-Macey, Melissa
3	Senate Majority Leader	Duff, Bob	An individual who has expertise in local planning and zoning.	Vonashek, Jessica
4	Senate Majority Leader	Duff, Bob	An individual who has expertise in housing development.	McCarthy, David
5	House Majority Leader	Rojas, Jason	House Majority Leader	Rojas, Jason Chair
6	House Majority Leader	Rojas, Jason	An individual who has expertise in public housing.	Griffin, Neil
7	House Majority Leader	Rojas, Jason	An individual who represents a regional council of governments.	Pickering, Francis
8	House Majority Leader	Rojas, Jason	An individual who represents a business advocacy organization or regional chamber of commerce.	Butts, Cynthia
9			Senate Chairperson, Housing Committee	Marx, Martha
10			House Chairperson, Housing Committee	Felipe, Antonio
11			Senate Ranking Member, Housing Committee	Sampson, Rob

12			House Ranking Member, Housing Committee	Scott, Tony
13			Senate Chairperson, Planning and Development Committee	Rahman, MD
14			House Chairperson, Planning and Development Committee	Kavros DeGraw, Eleni
15			Senate Ranking Member, Planning and Development Committee	Gordon, Jeff
16			House Ranking Member, Planning and Development Committee	Haines, Irene
17			Commissioner of Administrative Services, or Designee	Gilman, Michelle
18			Commissioner of Housing, or Designee	Mosquera-Bruno, Seila
19			Commissioner of Economic and Community Development, or designee	O'Keefe, Daniel
20			Commissioner of Transportation, or designee	Eucalitto, Garrett
21			Responsible Growth Coordinator, or designee	Augur, Rebecca
22			Executive Director of the Connecticut Housing Finance Authority, or designee	Natarajan, Nandini
23			A representative of the Connecticut Conference of Municipalities	O' Connor, Brian
24			A representative of the Connecticut Council of Small Towns	Marconi, Rudy