

HOUSING DEAL ANNOUNCED BY GOVERNOR & LAWMAKERS

On the same day the Governor announces his intention to seek a 3rd term he also declared an agreement on a revised housing bill to be voted on next.

While the language of the bill has not been widely distributed, recent reporting indicates the bill is expected to feature the following:

Municipal Compliance Options (Core Framework)

Towns can **opt into ONE of three pathways** to qualify for state incentives:

1. **Contract with the Connecticut Municipal Development Authority (CMDA)**
 - CMDA assists with planning + redevelopment near town centers and transit areas.
2. **Participate in “Work, Live, Ride” (Transit-Oriented Development Program)**
 - Requires zoning for increased residential density near rail & bus rapid-transit stations.
3. **Submit a Housing Growth Plan**
 - Created with Regional Council of Governments (COG) or independently.
 - Must be approved by the **Office of Policy & Management (OPM)**.
 - If OPM fails to act within 120 days, the new **Council on Housing Development** can approve.

If a town does NOT opt in, it forfeits:

- New state funding streams tied to compliance.
- **Temporary immunity (“moratorium”)** from 8-30g lawsuits for rejecting affordable housing proposals.

Parking Reform (Modified from HB 5002)

- Applies only to developments **16 units or fewer** (HB5002 applied to 24+).
- Towns may exempt up to **two contiguous zones totaling ≤ 8% of land area**.
- In covered zones, parking caps apply:
 - **1 space per studio/1-bedroom**

- **2 spaces per 2+ bedroom unit, OR** developer-funded parking needs assessment — **whichever is lower.**
 - Attempt to compromise between cost reduction + local concerns.
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Fair Share Requirement Removed

- HB 5002 would have required towns to plan for a % of regionally assigned housing need.
 - Modeled partly on New Jersey's system.
 - **Fully deleted in new bill** due to municipal and political pushback.
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State Involvement in Housing Production

- **Department of Housing (DOH)** authorized to act as a **statewide housing authority.**
 - DOH can:
 - Develop affordable housing directly,
 - Partner with municipal housing authorities,
 - Build on **state-owned land.**
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New Governance

- Creates a **Council on Housing Development**
 - Legislative + executive appointees
 - Serves as backstop if OPM does not approve local housing growth plans on time.
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Policies Retained from HB 5002

- Anti-“hostile architecture” provisions remain (e.g., designs discouraging homeless people from resting).
- Incentive-based approach to transit-oriented development preserved.
- Prioritizes affordable housing production statewide, but with **carrots, not sticks.**