



HB 5002: What's Next for the Housing Omnibus Bill?

2025 Litchfield County Housing Affordability Summit
September 29, 2025



Litchfield County, CT

Panelists

Sean Ghio
Policy Director
Partnership for Strong Communities



Robert Phillips
Executive Director
Northwest Hills Council of Governments



Maria Horn
State Representative, 64th District





OUR MISSION

The Partnership for Strong Communities promotes equitable change in Connecticut housing policy by **coordinating advocacy, advancing research, and uniting diverse partners.**

H.B. 5002 Passed by the General Assembly

House Vote

- 84Y – 67N
- Only Democratic representatives voted for the bill.
- All Republican representatives voted NO.
- 14 Democrats voted NO.
- 8 of the Democrats that opposed the bill represent Fairfield County communities.

Senate Vote

- 20Y – 15N
- Only Democratic senators voted for the bill.
- All Republican senators voted NO.
- 4 Democratic senators voted NO.

Governor Lamont's Veto

- Expressed the “undeniable urgency” of the state’s housing crisis
- Acknowledged misinformation campaign
- Wants municipal leaders to “take the lead”

H.B. 5002 Sticking Points...

Governor Lamont has expressed concerns publicly about a few of the bill's provisions.

- **Fair Share Housing Allocation:** Implements a methodology to assign each municipality a fair share of affordable housing development.
- **Affordable Housing Plans:** Municipalities must submit updated plans every five years, with additional requirements for wealthier towns.
- **Parking Reform:** Limits local land use commissions' ability to deny an application based solely on minimum parking requirements.

H.B. 5002

The bill included significant reforms aimed at increasing housing supply, supporting Connecticut's homeless population, promoting equity, and aligning local zoning with state housing goals

KEY PROVISIONS

Affordable Housing and Zoning Reform

- **Parking Reform:** Limits local land use commissions' ability to deny an application based solely on minimum parking requirements.
- **Middle Housing:** Requires municipalities to permit "middle housing" (e.g., duplexes, triplexes) in commercial zones.
- **Transit-Oriented Development (TOD):** Encourages higher-density housing near transit hubs with incentives and priority infrastructure funding. (Work Live Ride)
- **Priority Housing Development Zones:** Municipalities can establish zones with minimum density requirements and as-of-right multifamily housing and receive additional credit towards a moratorium from Section 8-30g.
- **Protest Provision Reform:** Limits the ability of a very few neighboring property owners to force a supermajority vote at local planning commissions.

H.B. 5002 continued...

KEY PROVISIONS

Homelessness and Support Services

- **Portable Services Pilot:** Launches a pilot program in up to three municipalities providing mobile showers and laundry services for homeless individuals in at least three municipalities.
- **Ban on Hostile Architecture:** Prohibits municipalities from installing structures designed to deter homeless individuals from resting in public spaces.

Rental Assistance and Resident Rights

- **Fair Rent Commissions:** Requires towns with a population greater than 15,000 to have a fair rent commission. Thirty-two additional municipalities must provide tenants with access to a fair rent commission.
- **Direct Rental Assistance Pilot:** Authorizes nonprofit organizations to administer direct rental assistance programs for individuals on housing voucher waitlists.
- **Open Choice Voucher Program:** Reestablishes a pilot to help families in interdistrict school programs move closer to their child's school.

H.B. 5002 continued...

KEY PROVISIONS

Incentives and Funding

- **Middle Housing Grants:** Provides \$50 million in funding to **public housing authorities** in towns with populations under 50,000 to develop middle housing.
- **Housing Acquisition Pilot:** Creates a \$2 million pilot program to expand affordable housing supply by funding the acquisition of existing market-rate housing and placing income restrictions on the homes. (PROPEL CT)
- **Workforce Housing Development:** Supports affordable housing projects that create union construction jobs and meet apprenticeship standards.
- **Municipal Technical Assistance:** Provides funding for each regional council of governments (COG) to hire staff to assist towns with housing development.

Homeownership

- **First-Time Homebuyer Savings Accounts:** Establishes tax-deductible savings accounts for first-time homebuyers with employer contribution tax credits.
- **Reduced Interest Rate Program:** Requires Connecticut Housing Finance Authority to expand its Smart Rate Pilot Interest Rate Reduction Program which helps offset student loan debt burdens for homebuyers.

H.B. 5002 continued...

KEY PROVISIONS

Planning and Oversight

- **Fair Share Housing Allocation:** Implements a methodology to assign each municipality a fair share of affordable housing development.
- **Affordable Housing Plans:** Municipalities must submit updated plans every five years, with additional requirements for wealthier towns.
- **Interagency Council on Housing Development:** Creates the council to coordinate state efforts to promote housing growth and infrastructure alignment.
- **Section 8-30g Exemption Review:** Requires the Majority Leaders' Affordable Housing Roundtable to review changing the 8-30g exemption threshold from a percentage of certain housing units to a flat numerical value.
- **Infrastructure Planning:** Requires OPM, with the Interagency Council on Housing Development, to conduct a wastewater capacity study.

Legislative Leaders Strongly Support H.B. 5002

"I voted for a bill that we negotiated over five months. Unfortunately, it was vetoed, and I hope we can get there. But **we're going to vote on a strong bill**. We're not voting on a watered-down bill. That's my position." – Senate Majority Leader Bob Duff

"All the politics of the last couple of weeks I'm less concerned with and **remain focused on the actual outcome**, which is housing for people and families." – Majority Leader Rep. Jason Rojas

"It seems like this veto is really geared towards one particular area in our state, and it was short-sighted. It was a mistake, and I really hope that we have the wherewithal to stick together and put together another good bill, because the more time comes off the clock, the harder it is for us to **start addressing the housing crisis**." – Rep. Antonio Felipe, Housing Committee Co-Chair

"The people of our state can't wait any longer. We need to address the housing crisis, and **we need genuine, impactful progress**." – Sen. Martha Marx, Housing Committee Co-Chair

"Unfortunately, there was a lot of misinformation put out about the bill... The reality is, **Connecticut's housing is far too expensive for too many families** across the income spectrum." – Rep. Eleni Kavros-DeGraw, Planning & Development Committee Co-Chair

"Housing is a basic need, and right now too many Connecticut families are being priced out or pushed out. **We have an obligation to change this** and H.B. 5002 represents a major step forward." – Sen. M.D. Rahman, Planning & Development Committee Co-Chair

THANK
YOU

Sean Ghio | sean@pschousing.org
Policy Director
Partnership for Strong Communities

Regional Housing

Plan

Concept

August 2025



CRCOG-MetroCOG-LCRCOG
NECCOG-NVCOG-NWHCOG
SCRCOG-SCCOG-WCCOG



Connecticut Conference
of Municipalities



Goal/objective

- Present a practical, achievable, and results-based approach to **enhance housing opportunities for a wide range of income levels**
- **Replace certain sections in PA 25-49 (HB 5002)** related to housing & zoning with a **regional, incentive-based approach** designed to increase supply of affordable and market rate housing.
- This approach would **delete those sections* related to fair share** allocations, by-right conversion of commercial properties, minimum parking standards, priority affordable housing plans, attorney's fees for C.G.S §8-30g appeals, and the prioritization of existing state grants.
- Replace local affordable housing plans required by C.G.S. §8-30j with a **regional housing plan** that contains municipal appendices/annexes (similar to HMCAP**)

COG Responsibilities

- 1) Prepare and implement a **regional housing plan** in collaboration with member municipalities
 - Regional plans to run for 10-year cycle; COGs to issue progress report every 2 years
 - Initial regional plans will be due on **10/01/2027**
 - Plans to be consistent with regional and local POCDs

Each regional housing plan will include **4 main components**:

4 Components of Regional Housing Plan

1. A **regional housing needs assessment** setting regional and municipal targets
 - OPM and the COGs to determine one statewide methodology
2. An **inventory of vacant and developable land** identified in regional and local POCDs, to include general assessment of development potential based on infrastructure capacity (water & sewer) and related factors (proximity to transit)
3. **Actionable strategies designed to attain targets** in regional housing needs assessment. Sample strategies:
 - Prepare **model regulations** to promote affordable & middle-income housing opportunities, streamline processes, and to modernize outdated rules & procedures
 - Establish a regional land bank, land trust, or **housing trust fund**
4. An appendix or **chapter specific to each member municipality** that includes localized targets based on the regional housing needs assessment and implementation strategies for that community (local appendices/annexes to **replace local affordable housing plans**)

Other COG Responsibilities

Appoint a **regional housing advisory committee** representative of the region charged with overseeing the implementation of the regional housing plan in collaboration with COG and municipal staff

Establish **technical assistance program** for members

- Prepare informational materials, develop model regulations, and highlight best practices
- Assist municipalities with implementation of local strategies to increase housing options
- Assist municipalities with preparing grant applications

Establish **regional fair rent commission** for municipalities to join at local option

Municipal Responsibilities

- 1) **Actively participate and contribute** (“best efforts”) to the development and implementation of regional housing plan
- 2) In collaboration with COG staff, **prepare and implement key strategies outlined in local appendix** or chapter to regional housing plan. **Update local zoning** to be consistent with planning goals identified in municipal annex. (Towns that do not participate in “good faith” would be required to prepare local affordable housing plans under direction of OPM.)
- 3) Towns with pop. greater than 15k to establish **local fair rent commission** or join a **regional commission**

State Responsibilities

- 1) Provide **dedicated annual funding** to each COG to support regional housing initiatives, including technical assistance and regional fair rent commissions
- 2) Fund **planning grants** for COGs and municipalities to assist with the development of regional housing plans, new zoning regulations, and related tasks
- 3) Create **dedicated funding source** to finance municipal infrastructure and TOD projects identified in the regional housing plan (consider existing Responsible Growth & Transit Oriented Development Grant Program)
- 4) Provide **grants to local and regional housing authorities** to expand housing options for residents earning up to 0-30 and 0-60% of AMI
- 5) Establish **mobile showers & laundry pilot** to serve the unhoused population

State Responsibilities

- 6) Establish **first-time homebuyer program** using tax-deductible savings accounts and payroll deposit. Provide **tax incentive** for contributing employers.
- 7) Pilot **direct rental-assistance program** with housing authorities and nonprofit organizations.
- 8) Fund & conduct statewide **wastewater capacity study**
- 9) Continue to invest in **CT Municipal Development Authority (CMDA)**
- 10) Other: Consider a **payment in lieu of taxes program (PILOT)** to offset municipal tax abatements OR **state tax credit** on local property tax payments to facilitate conversion of nonresidential properties to residential units

Critical Elements for Success

- 1) COGs need to deliver on regional plan
- 2) Municipalities need to engage in regional process and take ownership of their action items
- 3) State needs to commit to funding incentives

Benefits of the Approach

- 1) Fewer plans** – 9 regional plans instead of 169 local affordable housing plans and 135 priority housing plans
- 2) Fewer mandates** – allows for more discretion and innovation at regional and local level to address local challenges & opportunities. Towns more likely to buy-in & participate.
- 3) Incentive based** – will drive creative approaches to increase supply and affordability
- 4) Action-oriented** – regional plans will include targets and actionable strategies consistent with regional and local POCDs. Will encourage more regional collaboration and partnerships.

Regional Housing

Plan

Concept

Thank you



CRCOG-MetroCOG-LCRCOG
NECCOG-NVCOG-NWHCOG
SCRCOG-SCCOG-WCCOG



Connecticut Conference
of Municipalities



50
Years



HB 5002: What's Next for the Housing Omnibus Bill?

2025 Litchfield County Housing Affordability Summit
September 29, 2025



Litchfield County, CT