

Housing Committee

JOINT FAVORABLE REPORT

Bill No: HB-5369 / [Bill Status](#) / [Public Hearing Testimony](#)

AN ACT ESTABLISHING A TASK FORCE ON THE CALCULATION OF

Title: AFFORDABILITY IN THE AFFORDABLE HOUSING APPEALS PROCESS.

Vote Date: 3/5/2026

Vote Action: Joint Favorable

PH Date: 3/3/2026

File No.:

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SPONSORS OF BILL:

Housing Committee

REASONS FOR BILL:

The bill seeks to establish a task force to study the impact of the 10% affordability threshold of Section 8-30g of the general statutes. The legislature hopes that by adopting this legislation, the task force would be empowered in understanding if the 10% affordability threshold is working as desired, or if changes should be made.

RESPONSE FROM ADMINISTRATION/AGENCY:

None Expressed.

NATURE AND SOURCES OF SUPPORT:

Tom Vilinskis submitted testimony in support of this legislation stating that the metric that should be used to determine if the 8-30g builder's remedy is available should be whether a locality has implemented, through its zoning code, an approved Regional Housing Growth Plan, or a Municipal Housing Growth Plan, not the current arbitrary 10% "affordable housing" metric. He believes that this legislation is not a question of weakening Section 8-30g, but rather putting it in its proper place, as a strong incentive for towns to adopt a zoning plan that advances the general welfare of the region and the entire state, not just the locality. He notes that while municipalities are best positioned to write zoning code, the state has an obligation to see that local zoning is used to advance the general welfare of the entire state, not just parochial ends. He states that Section 8-30g is dysfunctional, but HB 8002 (Public Act No. 25-1) sets up a framework, where if amended, can be effective in addressing the housing

affordability crisis. He proposes the legislature grant an immediate Section 8-30g moratorium upon adoption of an approved housing growth plan, legalize missing middle housing, adopt realistic housing targets, and revise the builder's remedy.

The following individuals submitted testimony in support of the legislation noting that this legislation creates a data-driven and thoughtful evaluation of how affordability is calculated within the state's housing appeals process under Section 8-30g. They believe that establishing a task force is a constructive step toward ensuring Section 8-30g is working as intended. They note that the state's housing challenges require collaboration and thoughtful policy development and by studying the current threshold, the state helps ensure the affordable housing appeals process continues to support the creation of new housing while remaining fair and effective for all shareholders:

Windsor Crossing, Turquoise Blue, Property Manager
Paredim Communities, Rachel Bocco, Property Manager
Spinnaker Milford, Krystal Garcia, Assistant Property Manager

NATURE AND SOURCES OF OPPOSITION:

Open Communities Alliance, Hugh Bailey, Policy Director submitted testimony in opposition to this legislation noting that without Section 8-30g there would have been little to no affordable housing developed in some of Connecticut's most exclusive towns. He believes that this legislation would have a weakening effect that could be detrimental to Section 8-30g and Connecticut's desire to build affordable housing.

Clacagni Real Estate, Jennifer DeVivo, COO submitted testimony in opposition to this legislation stating that Section 8-30g is one of the regulatory mechanisms that consistently allows housing projects to move forward when local barriers would make them infeasible, it provides predictability and a viable path to approval. She believes that Connecticut faces a housing crisis and housing production is already constrained by high land costs, labor shortages, material prices, and regulatory complexities. She believes that incremental changes that reduce the effectiveness of Section 8-30g risk making it harder to build homes. She says that until the state can establish a workable alternative that reliably results in housing approvals and production, weakening Section 8-30g would only further constrain housing supply and increase costs for renters and homebuyers. She advises that the committee approach any changes to Section 8-30g with caution and prioritize policies that support actual housing production rather than adding new uncertainty or delays.

CT Coalition to End Homelessness, Sarah Fox, Chief Executive Officer submitted testimony in opposition to this legislation noting that Section 8-30g is one of the few statewide mechanisms to ensure affordable housing can be built in communities that have not met their fair share. She believes that while Section 8-30g is not the entire solution, it is a critical production tool. She stated that reducing the effectiveness of housing production policies would undermine our ability to prevent further growth. She believes that we must protect tools that expand housing supply and invest in interventions that move people from crisis to stability.

Partnership for Strong Communities, Sean Ghio, Policy Director submitted testimony in opposition to this legislation noting that it is intended to weaken Section 8-30g and make it

easier for municipalities to avoid creating affordable housing, something that runs counter to Connecticut's housing needs. He says the state needs more homes; not procedural changes that will result in fewer homes being built. He believes that the fact more municipalities have not been awarded a moratorium is not a flaw in the statute but rather an unwillingness of some communities to meet their responsibilities under the Zoning Enabling Act to "promote housing choice and economic diversity in housing, including housing for both low and moderate-income households. Sean thinks that Section 8-30g is a crucial tool in expanding affordable homes and reducing economic and racial barriers across the state. He points out that the exemption calculation is already based on straightforward, verifiable data on income-restricted and subsidized housing. He believes the real issue is the continued refusal by municipalities to approve housing applications, not the method used to count affordable units. He states that if a task force is established, then the membership should include individuals with direct expertise in housing development, existing housing programs, the Department of Housing, the Connecticut Housing Finance Authority, and housing advocates. He says those perspectives are essential to ensure any recommendations are grounded in practical knowledge and aligned with the state's housing needs.

CT Chapter of American Planning Association, John Guskowski, Government Relations Officer submitted testimony in opposition to this legislation noting he does not see an urgent need to establish a task force to study this topic without further explanation behind the intent. He notes that a study addressing technical questions regarding the law, or potential reforms could initially be made by the Department of Housing or the Council on Housing Development. He advises that the legislature exercise intense scrutiny over proposals with the potential of weakening Section 8-30g.

Jennifer Kleindienst submitted testimony in opposition to this legislation noting her belief that Connecticut is in a housing crisis with increasing housing price and not enough affordable homes. She states that we can't back away from our commitment to affordable housing, as it would mean less housing. She believes this legislation could lead to changes that would leave fewer towns having requirements under Section 8-30g.

Commons CDC, Robert Mangiafico, President submitted testimony in opposition to this legislation noting that it would weaken Section 8-30g. He believes that weakening one of the state's only tools of producing affordable housing during the housing crisis is the opposite of what the state needs. He stated the bill would make it easier for towns to avoid creating affordable housing. He believes we need more housing not procedural changes that will result in fewer homes being built. Robert says that weakening Section 8-30g would deepen regional inequalities and reinforce segregation. He points out that this legislation is a way for certain towns to avoid allowing people of different financial means access to live in their community, furthering income inequality in Connecticut.

Open Communities Alliance, William Marut submitted testimony in opposition to this legislation, sharing that he is against any law that would undermine Section 8-30g because the state has a lack of affordable units. He states that we need to make changes that encourage more affordable housing to be built. He notes that there is no alternative, stating without Section 8-30g there would be no way to get affordable housing built in many towns. He believes that with a moratorium, towns can plan for future housing with meaningful community input.

Journey Homes Inc., Adriana Negron, Homeless Prevention Manager submitted testimony in opposition to this legislation, noting that as a homeless prevention manager, she witnesses how critical affordable housing is to prevent an inflow of homelessness. She notes that the primary cause of homelessness is affordability. She believes that weakening Section 8-30g would be the opposite of what Connecticut needs, as it would make it easier for municipalities to avoid building affordable housing, thereby undermining the state's efforts to quell homelessness. She says that every day she works with households that do everything right but still can't find a unit in their budget. Adriana stated that without units, there's an inability to divert families from shelters and prevent eviction from turning to homelessness. She believes that to reduce homelessness, the state must strengthen policies that lead to affordable housing production.

Connecticut Legal Services, Inc., Raphael Podolsky, Attorney and Policy Advocate submitted testimony in opposition to this legislation stating his belief that a task force is unnecessary because review of the 10% exemption standard is not needed. He states that the standard comes from a Massachusetts statute and has consistently worked to exempt towns that already have a substantial amount of government-assisted or deed-restricted housing. Raphael stated that it is the moratorium provisions of Section 8-30g, not the 10% exemption, that is intended to provide relief to towns in which there is substantial new construction of government assisted or deed-restricted housing. He advises that if a task force is created, it should include participants who support the goal of more income-restricted housing in suburban towns and is not dominated by those who oppose such housing.

Elm City Communities, Johnny Shively, Policy Manager submitted testimony in opposition to this legislation, noting that it would contribute to less affordable housing. He adds that if municipalities do not build affordable housing throughout the state, then affordable units will continue to be concentrated in urban centers, something he describes as codified racial and economic segregation. He states that the primary driver of homelessness is lack of affordable homes.

Sunwood Development Corp, Bob Weidenmann, Builder submitted testimony in opposition to this legislation, stating that while Section 8-30g is not a perfect tool, it remains one of the only regulatory tools that allows housing projects to move forward when local barriers make them infeasible. He believes that incremental changes that reduce the effectiveness of Section 8-30g only further constrain housing supply and increase costs.

The following submitted general opposition to the bill:

Garden Homes Management, Richard Freeman, President
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Reported by: Tyler Fisher

Date: 3/09/2026