



CRCOG Staff Summary of House Bill No. 5002
An Act Concerning Housing and the Needs of Homeless Persons
Prepared 05/30/2025

The following summary and commentary is based on HB 5002 LCO Amendments # 8974 and File #9294, published May 21, 2025, which are available at https://www.cga.ct.gov/asp/CGABillStatus/cgabillstatus.asp?selBillType=Bill&bill_num=HB5002. <https://www.cga.ct.gov/2025/lcoamd/pdf/2025LCO08974-R00-AMD.pdf> This summary is based on our interpretation of the language in the bill.

This document is intended to provide a summary for CRCOG municipalities and identify actions they may need to take based on the provisions of the bill. This document summarizes key points; refer to the full bill for all provisions and requirements.

In some instances, we point out where clarity will be needed for our municipalities to implement the required changes. Please note that between now and the end of the 2025 legislative session, further amendments could occur.

Sec.	Topic / Program	What it does / Changes	Implementation Considerations
1	Housing-authority reporting requirements <i>Amends 8-68d</i>	Requires housing authorities to post their annual report on their website and adds reporting requirements on rental affordability. Effective date: 10 Oct 2025	<i>CRCOG has not analyzed implementation of this section.</i>
2	Zoning statute 8-2 rewrite <i>Amends 8-2(b) to (d)</i>	Requires that zoning regulations:	<ul style="list-style-type: none"> • Towns will need to amend their zoning regulations to meet the requirements. • Current zoning regulations may lack standards to ensure that missing middle buildings are well sited

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		<ul style="list-style-type: none"> ● shall allow middle housing development (2-9 units) as-of-right on any lot that is zoned for commercial use ● removes the 22-foot width threshold for manufactured home regulation under which zoning could impose conditions and requirements ● shall not require a minimum number of off-street motor vehicle parking spaces for any residential development (<i>except as described below, Section 3</i>) <p>Effective date: 1 Jul 2026</p>	<p>and designed. Towns that wish to add such standards may need technical assistance to do so.</p> <ul style="list-style-type: none"> ● Towns will need to clearly define the two types of “middle housing” within their regulations that are used throughout this bill. CGS 8-1a(6) currently defines “middle housing” as “duplexes, triplexes, quadplexes, cottage clusters and townhouses.” This section references the new definition in Section 19 which defines “middle housing development” as “a residential building containing not less than two dwelling units but not more than nine such units, including, but not limited to, townhomes, duplexes, triplexes, perfect sixes and cottage clusters”.
3	Parking reform <i>(NEW section)</i>	<p>This section is related to Section 2 above regarding elimination of parking minimums, which noted “except as provided in Section 3...”</p> <p>No commission or Zoning Enforcement Officer (ZEO) may deny any “development” based solely on a failure to conform with “any requirement for off-street parking”, unless it finds there will be a specific adverse impact on public health and safety.</p> <p>For residential projects ≥ 24 units a developer shall submit a parking-needs assessment (available existing spaces that</p>	<ul style="list-style-type: none"> ● Towns will need to amend zoning regulations to meet this requirement. ● Towns also may need to develop criteria or guidance for: <ul style="list-style-type: none"> ○ Parking needs assessments - establish allowable distances to existing public/private parking that can be counted for development use; determine type of evidence that will be required to demonstrate ability to use private parking facilities, etc.

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		<p>could be used, transportation options, current/projected needs).</p> <p>The commission may condition approval at a maximum of 110% of the demonstrated need per assessment.</p> <p>Effective date: 1 Jul 2026</p>	<ul style="list-style-type: none"> ○ Determining if/when a lack of parking will impact public health and safety and whether the ZEO can make that determination or if the determination should go to the PZC instead. ○ Clarity may be needed over whether this provision only applies to the number of parking spaces required, or if “any requirement” also applies to dimensional, landscaping requirements, etc.
4	<p>Mobile showers & laundry pilot</p> <p><i>(NEW section)</i></p>	<p>DSS, within available appropriations, must deploy ≥ 3 shower trailers <i>and</i> ≥ 3 laundry trucks in at least three towns; report and sunset 1 Jan 2027.</p> <p>Effective date: upon passage</p>	<p><i>CRCOG has not analyzed implementation of this section.</i></p>
5	<p>Protest-petition rule</p> <p><i>Amends 8-3(b)</i></p>	<p>Increases thresholds required for zoning protest petition to require signatures from; owners of 50% of the land area of the subject zone change or within 500 feet (was 20%) and added 50% of owners of the lots subject to the zone change; if met, the zone change passes by a simple majority instead of 2/3.</p> <p>Effective date: 1 Jul 2025</p>	<ul style="list-style-type: none"> ● If towns have codified this provision within their zoning regulations, they will need to update the regulations.
6	<p>Municipal affordable-housing plans</p>	<p>Maintains the five-year plan cycle and adds a Priority Affordable Housing Plan to identify “realistic opportunity”</p>	<ul style="list-style-type: none"> ● All towns still need to prepare/update an Affordable Housing Plan

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	Amends 8-30j	<p>for additional affordable housing, tied to allocations per Section 7). Towns with a low grand-list per capita would be exempt (bottom 20% of towns).</p> <p>Each plan cycle, the plan shall provide for the creation of different types of housing units for 25% of its total allocation, such as the % of: rental units, 2+ bedroom units, non-age restricted units, etc.</p> <p>Municipalities must also describe how they intend to change zoning and use “compliance implementation mechanisms” to meet allocations.</p> <p>Eligible municipalities may be given priority of state funding for infrastructure and other programs.</p> <p>Proposes staggered submittals based on town name: A-F by June 1, 2027; G-P by June 1, 2028; Q-Z by June 2029.</p> <p>Requires an explanation if the town asserts that they are otherwise unable to meet requirements.</p> <p>Effective date: 1 Jul 2025</p>	<ul style="list-style-type: none"> ● Towns that meet the grand list per capita threshold will also need to prepare Priority Affordable Housing Plans in accordance with the requirements of this section and per the staggered schedule. <ul style="list-style-type: none"> ○ In lieu of final guidance from the State, utilizing OPM Equalized Net Grand List per Capita FYE 2022CROG CROG assumes the following municipalities in our region will NOT need to develop a Priority Plan: East Hartford, Ellington, Enfield, Hartford, Manchester, Mansfield, New Britain, Stafford, and Vernon ● Towns may need to develop systems to track initial occupancy of each unit as the definition for “affordable housing” sets the start date of the 40-year affordability requirement on “after the initial occupation of the units.” ● Towns may need technical assistance in identifying the most suitable locations for housing and determining compliance implementation mechanisms. ● Towns will need to amend their zoning regulations, ordinances, policies, etc. in accordance with their approved Priority Affordable Housing Plan. Some

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			<p>may need technical assistance to prepare the amendments.</p>
7	<p>State “fair-share” housing allocation</p> <p><i>Amends 4-68ii</i></p>	<p>Charges OPM with determining the affordable housing need for each planning region and allocating affordable housing units to municipalities every 10 years.</p> <p>Requires OPM to use “Alternative Approach A” methodology in Appendix A of the Connecticut Fair Share Housing Study to determine fair share allocations. [Note the bill does not specifically state which method OPM would use to calculate need.] The bill states that municipalities with a federal poverty rate of 20% or greater will <i>not</i> receive an allocation.</p> <p>Municipalities subject to the Priority Affordable House Plan provisions must submit an inventory of vacant and developable land to the majority leader’s roundtable by January 1, 2026.</p> <p>If municipalities wish to develop an alternative allocation, they must submit the alternative with the above inventory. Alternative allocations must be reviewed by roundtable and approved by the General Assembly.</p> <p>Effective date: 10 Oct 2025</p>	<ul style="list-style-type: none"> • Municipalities will need to prepare and submit a vacant/developable land inventory by January 1, 2026. Some municipalities may need technical assistance, particularly those without in-house GIS staff. There may be an opportunity for COGs to prepare regional or multi-town inventories. • If a municipality wishes to calculate an alternative allocation, they will likely require technical assistance, especially given the short timeframe to submit such alternatives. <p><i>For planning purposes, municipalities with a federal poverty rate of 20% or greater will need additional clarity. Current language says they will not receive an allocation but per Study’s Appendix A for Alternative Approach A, all municipalities are allocated units.</i></p>

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8	Ban on hostile architecture <i>(NEW section)</i>	Municipalities may not install and, upon receipt of a complaint, must remove obstructions primarily intended to keep unhoused people from sitting or lying (e.g., bars, spikes, “armrests”). Effective date: 10 Oct 2025	<ul style="list-style-type: none"> • Municipalities will be required to remove hostile architecture if found to be in violation • Towns may want to consider training staff to identify hostile architecture when designing new municipal facilities and infrastructure
9	Middle-housing grants <i>(NEW section)</i>	State Department of Housing may fund housing-authority projects that add duplexes, triplexes, etc. in towns ≤ 50,000 population. This section uses the definition of middle housing currently found in 8-1a. Effective date: 1 Jul 2025	<ul style="list-style-type: none"> • Municipalities may wish to proactively identify potential housing-authority owned sites (or new sites to be acquired) that might support middle housing.
10	Direct rental-assistance pilot <i>(NEW section)</i>	Authorizes nonprofits (including authorities) to give short-term cash help to voucher wait-list households; ends 1 Jul 2028 with a performance report. Effective date: 1 Jul 2025	<i>CRCOG has not analyzed implementation of this section.</i>
11	Open-Choice Voucher relaunch <i>Amends SA 21-26, Sec. 1</i>	Revives the mobility pilot that pairs 20 rental assistance certificates with the inter-district Open-Choice school program through 2026-27. Effective date: 1 Jul 2025	<i>CRCOG has not analyzed implementation of this section.</i>
12	Regional Planning Incentive Account <i>Amends 4-66k</i>	Beginning FY 26 each COG receives \$200K for housing/land-use staff plus \$200K for either a regional	<ul style="list-style-type: none"> • No impacts to municipalities are expected but COGs may create new positions which, in turn,

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		stormwater or solid-waste coordinator, in addition to the existing \$7M formula aid pool. Effective date: 1 Jul 2025	may benefit our communities through provision of additional services.
13	First-time-home-buyer <i>(NEW section)</i>	Creates tax-deductible savings accounts; payroll deposit option; adds matching subtraction on the income-tax side. Effective date: 1 Jan 2026 (tax year 2026)	<i>CRCOG has not analyzed implementation of this section.</i>
14	Taxable income and tax deductions <i>Amends 12-701(a)(20)(B)</i>	Adds language on what income is taxable and what is deductible by the State and Federal governments Effective date: 1 Jan 2026	<i>CRCOG has not analyzed implementation of this section.</i>
15	Employer based first-time homebuyer savings account <i>(NEW section)</i>	Provides tax incentive for employers to contribute to an account for first-time homebuyers. Effective date: 1 Jan 2026	<i>CRCOG has not analyzed implementation of this section.</i>
16	CHRO/Attorney-General enforcement <i>Amends 3-129g</i>	Extends civil-rights authority to zoning decisions that have discriminatory intent or impact. Effective date: 10 Oct 2025	<i>CRCOG has not analyzed implementation of this section.</i>
17	8-30g appeals standard <i>Amends 8-30g(g)</i>	Allows courts to award attorney fees to the person who filed the appeal if found that a commissions denial or approval with restrictions that negatively impact the	<ul style="list-style-type: none"> While specific actions are not required, municipalities may wish to train/re-train staff and commissions on public hearing protocol and other procedures / best practices to minimize likelihood

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		<p>viability of the project or the degree of affordability was made in bad faith or to cause delay.</p> <p>Effective date: 10 Oct 2025</p>	<p>for appeals and, if appealed, ensuring the municipality has a thorough record that supports the commission’s decision process.</p>
18	<p>Algorithmic rent-setting ban <i>(NEW section)</i></p>	<p>Bars landlords from using revenue-management software that shares confidential rental data (e.g., YieldStar, RealPage).</p> <p>Effective date: 10 Oct 2025</p>	<p><i>CRCOG has not analyzed implementation of this section.</i></p>
19-21	<p>Transit-Oriented Community (TOC) program & Inter-Agency Housing Council <i>(NEW sections)</i></p>	<p>This is an optional program. Towns that opt in must adopt TOC zoning that meets specific criteria regarding density and affordability needs among other factors. If requirements are met, the municipality is prioritized for certain funding programs. There is an 18-month time period to adopt the zoning or else the town must repay priority infrastructure grants. Creates a state council to coordinate policy.</p> <p>Effective date: 10 Oct 2025</p>	<p>This is an opt-in program therefore it does not require action by the municipality.</p>
22	<p>COG bike/transit project grants <i>(NEW section)</i></p>	<p>OPM may fund COG-led transit, bicycle, and pedestrian improvements that support housing growth.</p> <p>Effective date: 1 Jul 2025</p>	<ul style="list-style-type: none"> • Municipalities may wish to identify potential projects and begin conversations with CRCOG in advance of the funding becoming available.

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23-25	Housing-growth-zone & accessory-unit tweaks <i>Amends 8-169tt(a) and 8-2o(f) and (g)</i>	Amends existing statutes to reference and account for provisions in Section 22, TOCs. Effective date: 1 Jul 2025	N/A
26	Wastewater-capacity directives & study <i>(NEW section)</i>	Requires OPM to, in coordination with the interagency council on housing development, to conduct a state-wide wastewater capacity study. The study must evaluate publicly and privately owned wastewater infrastructure. It must make recommendations for investments that will support housing and economic development. The report is due July 1, 2026. Effective date: 10 Oct 2025	<i>CRCOG has not analyzed implementation of this section.</i>
27	Affordable housing construction industry <i>(NEW section)</i>	Department of Housing to develop and administer a program to provide funding for proposed projects that create employment opportunities in the construction industry to develop affordable housing. Effective date: 1 July 2026	<i>CRCOG has not analyzed implementation of this section.</i>
28	Fair-rent commissions <i>Amends 7-148b</i>	Requires all municipalities with a population of 15,000 or greater to establish a fair rent commission, form a joint commission, or join a regional fair rent commission. This	<ul style="list-style-type: none"> • Municipalities will need to adopt an ordinance to either establish their own or participate in a joint or regional commission.

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		<p>reduces the current population threshold of 25,000. The deadline is 1 January 2028.</p> <p>Effective date: 1 July 2026</p>	<ul style="list-style-type: none"> • Start-up activities will be necessary to establish a commission. These may include recruiting volunteers, providing staffing, establishing rules of procedure/conduct, establishing legal counsel, etc. • It is estimated that the following CRCOG municipalities are subject to the new requirements and would require them to either form their own local commission, join a joint commission, or work to establish a regional commission. (Potential for COG assistance to establish a regional commission.) <ul style="list-style-type: none"> ○ Avon (18,932), Berlin (20,175), Bloomfield (21,535), Ellington (16,426), Plainville (17,525), Rocky Hill (20,845), Simsbury (24,517), Suffield (15,752) <p><i>Population data retrieved from CT Data Collaborative 2020 Demographics and Housing Explorer. This information is provided as a courtesy, towns are encouraged to verify their population thresholds.</i></p>
29	<p>Expand mortgage pilot program</p> <p><i>(NEW section)</i></p>	<p>Expands CHFA’s Smart Rate Pilot Interest Rate Reduction Program, which provides benefits for mortgage borrowers.</p> <p>Effective date: 01 July 2025</p>	<p><i>CRCOG has not analyzed implementation of this section.</i></p>

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30-33	Tenant and safety protections <i>Amends 47a-23(a) and 47a-15a and 21-83 and 29-195</i>	Lengthens eviction grace and cure periods; updates mobile-home-park rules; mandates annual elevator inspections in multifamily buildings; several notice/abandoned-property tweaks. Effective dates: 1 July 2025 for Sections 30-32, 1 Oct 2025 for Section 33	<i>CRCOG has not analyzed implementation of this section.</i>
34	8-30g moratorium points <i>Amends 8-30g(1)</i>	Provides for point allocations for affordable housing moratoria for municipalities participating in PHZD (see Sections 37-39) along with other point modifications. Effective date: 10 Oct 2025	<i>CRCOG has not analyzed implementation of this section.</i>
35	Affordable Housing – 8-30g threshold study <i>(NEW section)</i>	Requires majority leaders’ roundtable group on affordable housing to review concept of replacing current 10% threshold exemption with a flat number approach and submit their report to the General Assembly by February 1, 2026. Effective date: Upon passage	<i>CRCOG has not analyzed implementation of this section.</i>
36	Affordable-Housing REIT pilot <i>(NEW section)</i>	DOH may license a tax-favored REIT to acquire deed-restricted units in cities with populations between 130,000 and 140,000. Effective date: 1 Jul 2025	<i>Currently, no CRCOG communities would be eligible for the pilot due to the specific target populations.</i>

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37-39	Priority Housing Development Zones (PHDZ) <i>(NEW sections)</i>	<p>This is an optional program. Towns that opt in must designate overlay zones covering ≥ 10% of developable land and allow, through site plan and/or subdivision processes, minimum densities of 4 dwelling units per acre for single-family, 6 for duplexes or townhomes, and 10 for multifamily. The bill provides details on the process for creating zones and additional zoning requirements that must be met. Towns that comply with all requirements will receive a “letter of eligibility” from DOH. The letter can be rescinded if there is a lack of building progress after one year.</p> <p><i>Municipalities that adopt such a zone and receives a letter of eligibility would benefit from a reduction in the number of points required to qualify for an 8-30g moratorium.</i></p> <p>Effective date: 10 Oct 2025</p>	<p><i>This is an opt-in program therefore it does not require action by the municipality.</i></p>
40	“Stacked” funding preference <i>(NEW section)</i>	<p>Towns that submit both an approved Priority AHP and adopt a TOC (§ 22) receive first priority for discretionary state-infrastructure dollars.</p> <p>Effective date: 10 Oct 2025</p>	<p>N/A</p>
41	<i>Repealer—obsolete demolition grant</i>	<p>Repeals CGS § 8-446a (unused demolition fund).</p> <p>Effective date: 1 Jul 2025</p>	<p><i>CRCOG has not analyzed implementation of this section.</i></p>

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42	<i>Repealer</i> —parking & ADU parking opt-outs	<p>Repeals CGS § 8-2c (payment of fee in lieu of parking requirements) and 8-2p (parking opt-out for certain residential units) to align with the new statewide standards.</p> <p>Effective date: 1 July 2026</p>	<ul style="list-style-type: none"> • Towns that have previously adopted regulations to allow fee in lieu for parking will need to amend regulations to remove this mechanism. • Municipalities should check with their legal counsel to determine if this provision impacts the use of existing funds previously collected through fee in lieu. • No additional actions are required regarding the repeal of dwelling unit parking space opt-outs, except as already described above.