

Regional Housing

Plan

Concept

August 2025



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



Connecticut Conference
of Municipalities



50
Years

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:

Components of Regional Housing Plan

- a) A **regional housing needs assessment** setting regional and municipal targets
 - OPM and the COGs to determine one statewide methodology, incorporating lessons learned from State's Fair Share Housing Study
 - COGs to update regional needs assessment concurrent with the 10-year plan cycle

- b) 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 nodes)

Components of Regional Housing Plan

- c) 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model regulations to promote affordable & middle-income housing opportunities, streamline processes, and to modernize outdated rules & procedures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
 - Create TIF districts and municipal development plans for specific projects and sites
 - Use Brownfields and Greyfields funding to develop new housing opportunities

Components of Regional Housing Plan

- d) An **appendix, annex, 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)
 - Municipal annex should be consistent with municipal POCD
 - Local zoning should be consistent with planning goals identified in municipal annex

Other COG Responsibilities

- 2) 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
- 3) 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
- 4) 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.

Contact Info

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Thank you

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