

CRCOG Legislative Committee Meeting MINUTES

Wednesday, 10/30/25, 2025 3:00 PM - This was a virtual meeting.

For more information, email info@crcog.org or call 860-724-4283

Member

Anthony Harrington
Jon Colman
Jim Rupert
Lisa Thomas
Jason Bowsza
Jonathan Cabral
Steve Stephanou
Ryan Aylesworth
Jonathan Altshul
Wendy Mackstutis
John Kleinhans
Peter Tanaka
Donna Hamzy Carroccia

Organization

Bloomfield
Bloomfield
Bolton
Coventry
East Windsor
Hartford
Manchester
Mansfield
Newington
Simsbury
Vernon
Willington
Kozak & Salina

1. Call to Order

Jason Bowsza called the meeting to order at 2:05 PM.

2. Discussion of housing related legislation

Matt Hart summarized the main components of the revised proposal to vetoed Bill 5002. The state, in collaboration with OPM and the COGs, will conduct a new housing needs study every ten years to set regional targets for the nine COG regions. The COGs will then be responsible for setting targets at their member towns. Municipalities already meeting the 10% affordable housing threshold would have reduced obligations, and no town would be required to contribute more than 20% of its total occupied units.

Municipalities will be responsible for preparing a housing growth plan every five years, which must be submitted to OPM for approval. Towns will have the option of participating in a regional housing growth plan, which will also be prepared on a five-year cycle.

The process is incentive- and support-based rather than punitive. The bill establishes a transit-oriented development/transit-oriented communities (TOD/TOC) incentive program that towns may join at local option. The state also

plans to establish a bond-funded Housing Growth Fund to finance infrastructure for housing development, with eligibility tied to an approved housing growth plan (local or regional), participation in a TOD/TOC program, or membership in the CT Municipal Development Authority (CMDA). Existing plans may need updates, and towns that do not have an approved housing plan or which do not participate in a regional plan would be ineligible to seek an 8-30g moratorium until compliant.

The first-time homebuyers program remains with employer tax incentives. COGs will receive \$400,000 annually, with \$200,000 earmarked to support housing planning and technical assistance. Municipalities with a population of 15,000 or greater would be required to establish a local Fair Rent Commission or join a regional commission. Hart emphasized the importance of leveraging COG planning capacity, noted that all municipalities will have housing allocations, and confirmed the needs methodology will consider farmland and open space preservation. He also highlighted the upcoming special session on November 12, and Governor's press conference tomorrow, while responding to concerns about small towns with limited construction activity potentially affecting incentive access.

3. **Wrap-up & Next Steps**

Matt Hart reminded members of upcoming meetings:

- Legislative Committee meeting November 17
- Legislative priorities package to be presented to the Policy Board on November 19.

The turnover in municipal leadership following recent elections—approximately 25% of CRCOG communities experienced leadership changes, is similar to the turnover at CCM. Orientation for new members will take place in January.

Jon Colman shared that the Nominating Committee is formed and will schedule its first meeting within the next two weeks to recommend a new slate of officers and Executive Committee members. The committee aims for balanced representation by community size, geography, and political affiliation.

4. **Adjournment**

Jon Colman motioned to adjourn, Steve Stephanou seconded. The meeting adjourned at 2:51pm.