PARTNERSHIP FOR STRONG COMMUNITIES

## 2024 LEGISLATIVE SESSION

# HOUSING BILLS TRACKER

Over the course of the 2024 Connecticut legislative session, we tracked 32 key bills related to housing. **Of those 32, 5 made their way to the Governor's desk to be signed into law.** The following includes:

- A summary of each bill and link to more bill information
- How far the bill made it through the legislative process
- The Partnership's position on the bill and a link to our testimony
- If the bill addresses housing:

  AFFORDABILITY , CREATION , CHOICE , or STABILITY .

## BILLS TRACKED

### SENATE BILLS

S.B. 343
S.B. 351
S.B. 207
S.B. 145
S.B. 146
S.B. 143
S.B. 268
S.B. 266
S.B. 265
S.B. 6
S.B. 36
S.B. 418
S.B. 142

### HOUSE BILLS

H.B. 5458
H.B. 5157
H.B. 5153
H.B. 5474
H.B. 5391
H.B. 5390
H.B. 5158
H.B. 5278
H.B. 5048
H.B. 5174
H.B. 5152
H.B. 5154
H.B. 5156
H.B. 5333
H.B. 5334
H.B. 5335
H.B. 5336
H.B. 5337
H.B. 5475

HERE FOR HOUSING

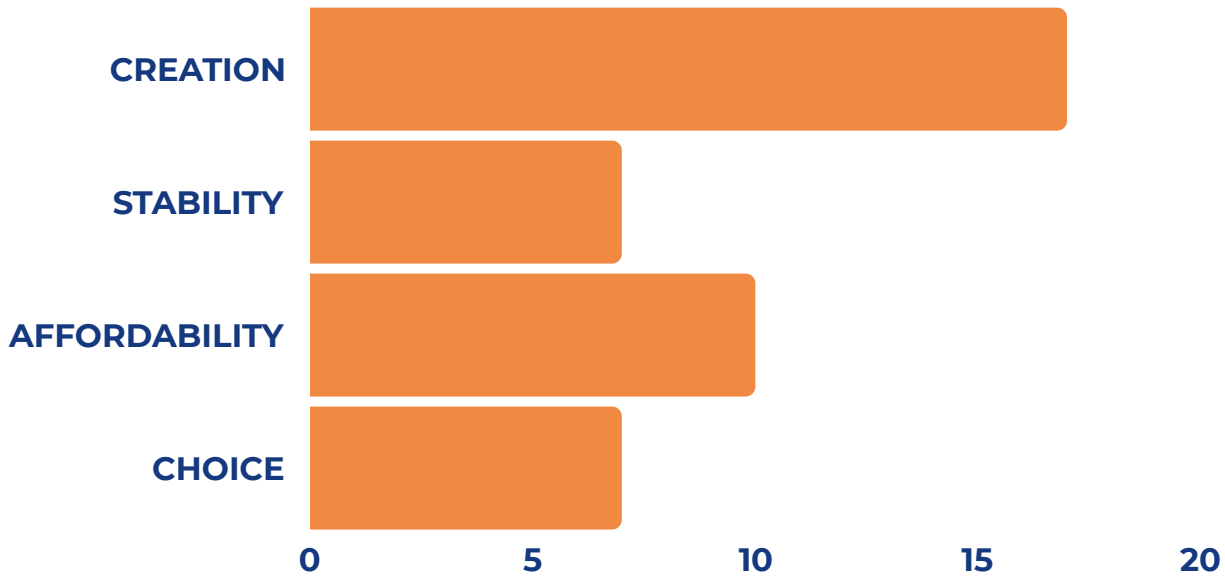
# OVERVIEW

**5 Bills Passed Into Law:**
2 bills supporting housing creation
2 bills supporting housing stability via tenant protections
1 bill supporting both housing choice and housing creation

The Partnership supported three and was neutral on two.

**No bills were passed that addressed immediately making housing affordable for the lowest income residents in the state** who have been most impacted by the housing crisis.

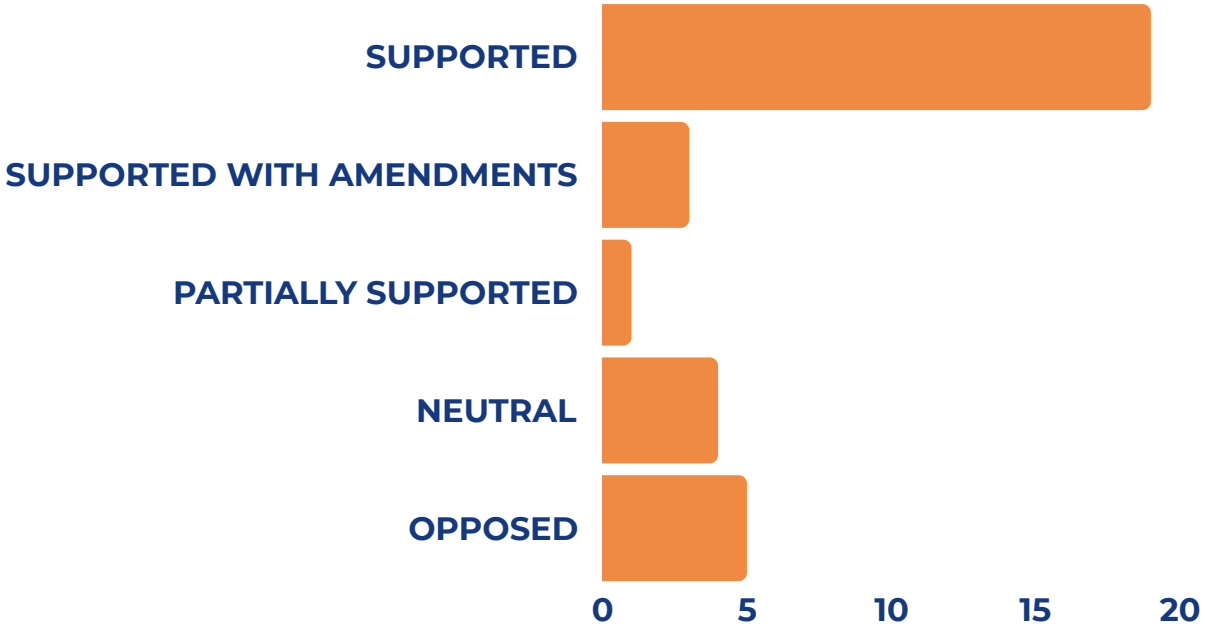
## TYPES OF BILLS




**Of the 32 bills tracked, the majority were focused around housing creation.** The second-largest was housing affordability, which had many bills introduced but none that were voted on in either chamber.

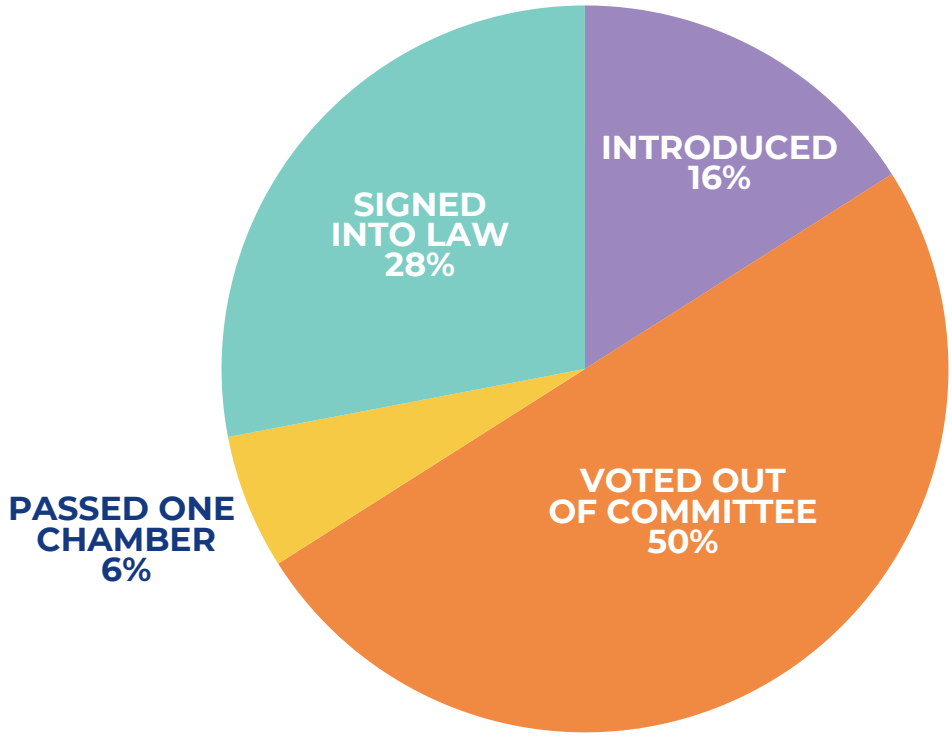
The Partnership is supportive policies that promote the ability of everyone in Connecticut to have a safe, stable home, that is affordable to them, in an equitable community of their choice. **Of the few bills the Partnership opposed that were not in full alignment with this goal, none were passed into law during this session.**

## PARTNERSHIP STANCE

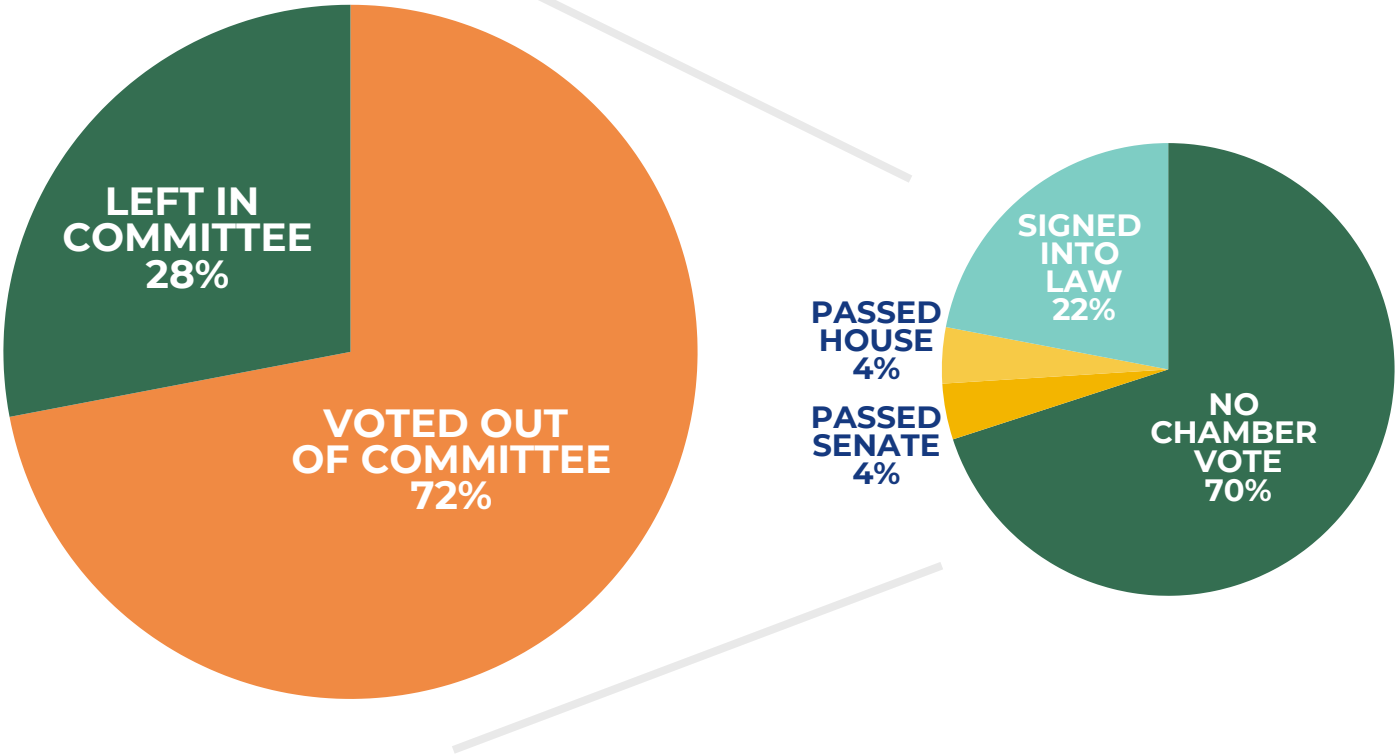



**Most housing-related bills go through either the Housing Committee or the Planning and Development Committee**. However, two of the five passed into law came through other committees of interest - the Public Safety and Security Committee (SB 351) and the Human Services Committee (HB 5458). Other committees of interest this session included Appropriations, Finance, Revenue and Bonding, and Government Administration and Elections.

# BILL PROGRESS




While many housing bills are favorably voted out of committee, most do not make it onto the chamber floor. In 2024, **less than one in every three bills that made it out of committee even received a floor vote.**



# SENATE BILLS

## SIGNED INTO LAW

### S.B. 343:

SUPPORTED

**AN ACT CONCERNING MEMBERSHIP OF THE CODES AND STANDARDS COMMITTEE AND BATTERY-CHARGED SECURITY FENCES**

INTRODUCED | VOTED OUT OF COMMITTEE | PASSED ONE CHAMBER | SIGNED INTO LAW

- Expands membership of the Codes and Standards Committee
- Requires revisions of the State Building Code within twenty-four, instead of eighteen, months of publication of revisions to the model code
- Establishes certain factors for consideration in adopting amendments to the State Building Code
- Adds a requirement for the fiscal note that must be completed for a proposed regulation
- Requires certain amendments to the State Building Code and Fire Safety Code related to residential occupancies served by a single exit stairway, construction of three-unit and four-unit residential buildings and gas detectors
- Makes various changes related to barriers around swimming pools
- Imposes certain requirements related to battery-charged security fences
- Prohibits parking electric vehicles in parking garages.

CREATION

## PASSED ONE CHAMBER

### S.B. 351:

SUPPORTED

**AN ACT INCREASING FUNDING FOR THE COMMUNITY INVESTMENT ACCOUNT**

INTRODUCED | VOTED OUT OF COMMITTEE | PASSED ONE CHAMBER | SIGNED INTO LAW

Would increase the recording fee received by the Community Investment Act (CIA) from $40 to $45, and thereby increasing funding available for critical affordable housing and homelessness services.

CREATION STABILITY

# VOTED OUT OF COMMITTEE

## S.B. 207

**SUPPORTED**

**AN ACT CONCERNING HOUSING AUTHORITY JURISDICTION**




Would permit public housing authorities the discretion to expand their jurisdiction to provide their residents housing options in high and very high opportunity communities.

**CREATION**

## S.B. 145

**SUPPORTED**

**AN ACT APPROPRIATING FUNDS FOR THE HOMELESS RESPONSE SYSTEM**




Would (1) appropriate funds for certain homelessness and housing programs, and (2) require the Commissioners of Housing and Mental Health and Addiction Services to submit a report on the expenditure of such funds.

**STABILITY**

## S.B. 146

**PARTIALLY SUPPORTED**

**AN ACT CONCERNING THE ADMINISTRATION OF THE RENTAL ASSISTANCE PROGRAM AND OTHER HOUSING VOUCHER PROGRAMS**




Would modify the rental assistance program to:

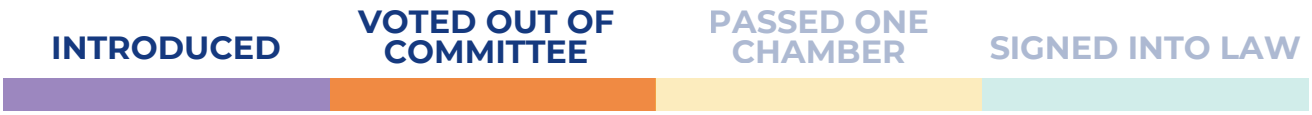
- Increase the effective duration of rental assistance program certificates
- Reduce eligible unit inspection periods,
- Require that program payments to landlords begin within ten days of the commencement of a qualifying tenancy
- Provide for the electronic signature and electronic submission of all program documents
- Create an online tool that allows interested parties to calculate housing authority payments under the program
- Allow the Commissioner of Housing to adjust maximum rent levels for certain housing assistance programs
- Notify prospective tenants of the portability of rental assistance program certificates and other housing vouchers.

**AFFORDABILITY**

## S.B. 143

**AN ACT CONCERNING EVICTIONS FOR CAUSE**

**SUPPORTED**



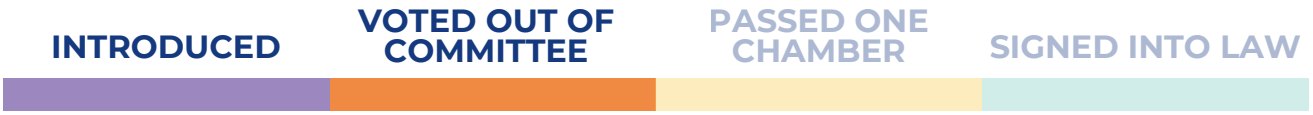

Would extend just cause protections to all renters (except in owner-occupied 1-4 units).

STABILITY

## S.B. 6

**AN ACT CONCERNING HOUSING**

**SUPPORTED**



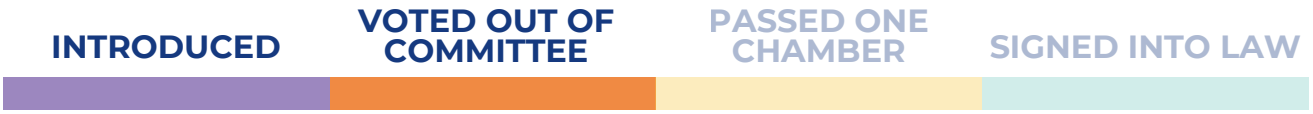

Would promote housing growth and development in Connecticut, with a focus on increasing the availability of affordable housing.

AFFORDABILITY CHOICE CREATION STABILITY

## S.B. 142

**AN ACT ESTABLISHING A HOUSING AUTHORITY RESIDENT QUALITY OF LIFE IMPROVEMENT GRANT PROGRAM & A HOUSING CHOICE VOUCHER TASK FORCE**

**NEUTRAL**




Would establish (1) a resident quality of life improvement grant program to provide funds to housing authorities for improvements recommended by their resident advisory boards, and (2) a task force to study the federal Housing Choice Voucher Program and its implementation in the state, including evaluating any disparate impacts on at-risk children, youth, or families. The grant program will be administered by the Department of Housing and have a maximum aggregate annual funding of $250,000. The task force will consist of members from the state legislature and submit a report on its findings and recommendations by January 16, 2025.

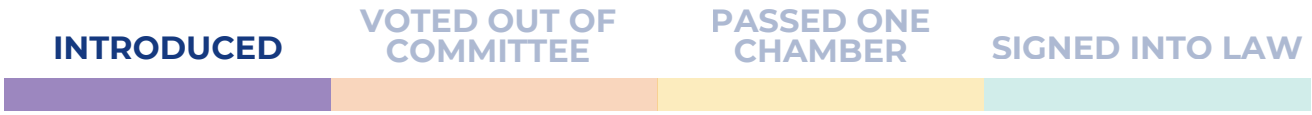
AFFORDABILITY

# INTRODUCED

## S.B. 268

**OPPOSED**

**AN ACT REQUIRING A STUDY OF ADVANCE RENTAL PAYMENTS**



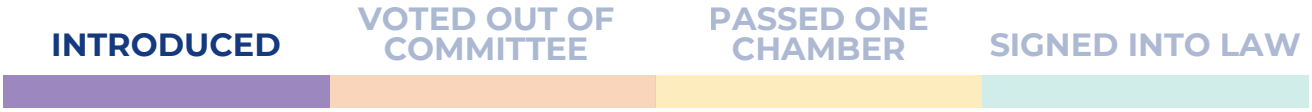

Would require the Commissioner of Housing to study the potential impacts of allowing landlords to accept advance rental payments from tenants of residential dwelling units.

**AFFORDABILITY**

## S.B. 266

**SUPPORTED WITH AMENDMENTS**

**AN ACT INCREASING THE CONVEYANCE TAX FOR CERTAIN HOME SALES**



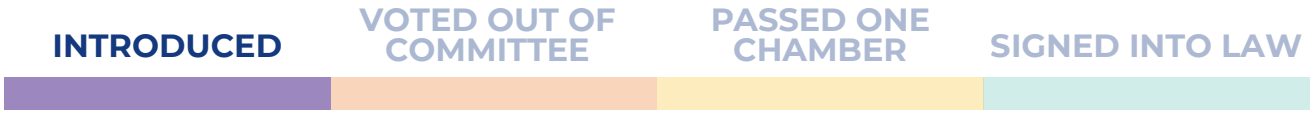

**CREATION**

Would increase the tax by 1% for residential properties sold to institutional purchasers. We believe the current threshold for transfer to the Housing Trust Fund (HTF) is set too high and should be readjusted so that all funds from the conveyance tax are transferred to HTF after an initial $200M has been deposited in the General Fund.

## S.B. 265

**SUPPORTED**

**AN ACT REQUIRING ANNUAL REPORTS CONCERNING WAITLISTS FOR THE RENTAL ASSISTANCE PROGRAM**



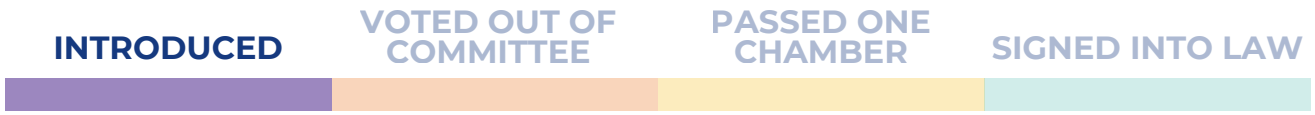

Would require that the Commissioner of Housing report additional information concerning the administration of waitlists for the rental assistance program on an annual basis.

**AFFORDABILITY**

## S.B. 36

**SUPPORTED**

**AN ACT ESTABLISHING A REFUNDABLE CHILD TAX CREDIT**



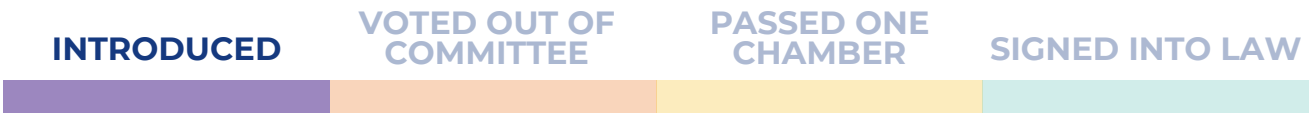

Would establish a refundable child tax credit against the personal income tax.

**AFFORDABILITY**

## S.B. 418

**SUPPORTED**

**AN ACT CONCERNING CERTAIN SEWAGE DISPOSAL SYSTEMS**




Would specify that certain regulations of the Department of Energy and Environmental Protection in effect as of July 1, 2024, shall apply to household and small commercial subsurface sewage disposal systems with a capacity of ten thousand gallons per day or less and make technical changes.

**CREATION**

# HOUSE BILLS

## SIGNED INTO LAW

### H.B. 5458

SUPPORTED

**AN ACT CONCERNING HOMELESSNESS**




Would task the Commissioner of Social Services, in consultation with the Commissioners of Housing and Mental Health and Addiction Services with developing a strategic plan to enhance outcomes for Connecticut Housing Engagement and Support Services (CHESS) participants and to address housing instability statewide. This plan should include potential amendments to state plans or waiver programs, streamlining of multiagency administrative procedures for timely benefits to those who have experienced or are at risk of homelessness, and the exploration and application for additional Medicaid waivers or state plan amendments targeting social determinants of health, such as housing, nutrition, and health management supports.

STABILITY

### H.B. 5157

NEUTRAL

**AN ACT REPEALING PROVISIONS CONCERNING THE STATE-ASSISTED HOUSING SUSTAINABILITY FUND**




Would repeal certain provisions related to the State-Assisted Housing Sustainability Fund. Specifically, it removes the requirement for the Department of Housing to design and administer a program to provide grants for comprehensive physical needs assessments of eligible affordable housing developments. It also repeals the sections establishing and governing the State-Assisted Housing Sustainability Fund.

STABILITY

### H.B. 5153

NEUTRAL

**AN ACT CONCERNING ELIGIBILITY FOR WORKFORCE HOUSING DEVELOPMENT PROJECTS**




Would modify the percentage of workforce housing opportunity development project units that shall be rented at market rate and to eligible workforce populations.

CREATION

## H.B. 5474

SUPPORTED

**AN ACT CONCERNING MUNICIPAL APPROVALS FOR HOUSING DEVELOPMENT, FINES FOR VIOLATIONS OF LOCAL ORDINANCES, REGULATION OF SHORT-TERM RENTALS, RENTAL ASSISTANCE PROGRAM ADMINISTRATION, NOTICES OF RENT INCREASES AND THE HOUSING ENVIRONMENTAL IMPROVEMENT REVOLVING LOAN AND GRANT FUND**




Would require municipalities to submit annual reports to the State Responsible Growth Coordinator concerning residential building permit applications submitted, approved and denied by such municipality.

CREATION CHOICE

# PASSED ONE CHAMBER

## H.B. 5390

SUPPORTED

**AN ACT CONCERNING TRANSIT-ORIENTED COMMUNITIES**




Also known as “Work Live Ride” would (1) provide financial incentives for municipalities that adopt certain transit-oriented development policies and to coordinate related state funds through the Office of Responsible Growth, (2) establish the interagency council on housing development, (3) direct the State Responsible Growth Coordinator to establish a fund for the expansion of water and sewerage infrastructure, (4) to allow the coordinator to provide additional funding for certain infrastructure projects, and (5) to include transit-oriented districts in the definition of housing growth zones.

CREATION CHOICE

# VOTED OUT OF COMMITTEE

## H.B. 5158

NEUTRAL

**AN ACT CONCERNING THE STANDARDIZED VALUATION OF AFFORDABLE RENTAL HOUSING**




Would standardize the methodology used to determine the present true and actual value of real property classified as affordable housing. Specifically, it requires that the value of such property be based on and not exceed the capitalized value of the net rental income, which is defined as the gross income of the property as limited by rent or carrying charge schedules, less reasonable operating expenses and property taxes. This change applies to real property where rents or carrying charges are limited by regulatory agreement with or regulation by the federal or state government.

AFFORDABILITY

## H.B. 5278

SUPPORTED WITH AMENDMENTS

**AN ACT CONCERNING INCENTIVES FOR TRANSIT-ORIENTED DEVELOPMENT**




Would provide planning grants and other incentives for municipal transit-oriented development projects.

CREATION

## H.B. 5174

SUPPORTED

**AN ACT CONCERNING TEMPORARY SHELTER UNITS FOR PERSONS EXPERIENCING HOMELESSNESS LOCATED ON REAL PROPERTY OWNED BY RELIGIOUS ORGANIZATIONS**




Would allow the installation of temporary shelter units for persons experiencing homelessness on real property owned by religious organizations.

CREATION

## H.B. 5154

SUPPORTED

**AN ACT APPROPRIATING FUNDS FOR THE SECURITY DEPOSIT GUARANTY PROGRAM**




Would provide funding for the security deposit guaranty program.

AFFORDABILITY

## H.B. 5156

SUPPORTED

**AN ACT REQUIRING NOTICES OF RENT INCREASES.**




Would prohibit (1) any rental agreement from providing a tenant with less than sixty days' notice of any increase in rent, and (2) a landlord from issuing a notice to quit based on a tenant's refusal to accept an increase in rent unless such tenant has been provided not less than sixty days' notice of such increase in rent.

STABILITY

## H.B. 5334

SUPPORTED

**AN ACT REQUIRING THE MAJORITY LEADERS' ROUNDTABLE GROUP ON AFFORDABLE HOUSING TO STUDY RESIDENTIAL MOBILITY COUNSELING PROGRAMS IN THE STATE**




Would require the majority leaders' roundtable group on affordable housing to study the effectiveness of residence mobility counseling programs in the state.

AFFORDABILITY

## H.B. 5335

**SUPPORTED WITH AMENDMENTS**

**AN ACT CONCERNING THE DEVELOPMENT OF MIDDLE HOUSING**




Would provide municipalities with one-quarter housing unit-equivalent point for each middle housing unit developed as of right.

CHOICE CREATION

## H.B. 5336

**SUPPORTED**

**AN ACT IMPLEMENTING THE RECOMMENDATIONS OF THE CONNECTICUT HOUSING AND SEGREGATION STUDY**




Would adopt certain recommendations of the Connecticut Housing and Segregation Study concerning (1) the equalization of state housing assistance payments with federal Housing Choice Voucher rental assistance payments, (2) requiring biennial inspections of any housing unit participating in the rental assistance program, and (3) the modification of certain scores under the Qualified Allocation Plan adopted by the Connecticut Housing Finance Authority and the Commissioner of Housing.

CREATION

## H.B. 5337

**OPPOSED**

**AN ACT CONCERNING AFFORDABLE HOUSING DEVELOPMENT PRACTICES**




Would (1) require a surety bond from any developer who submits an affordable housing application to a zoning commission, and (2) allow a municipality to award funds from a tax increment district master plan fund for improvements to certain affordable housing if pursuant to an agreement with the owner to renew the affordable deed covenants or restrictions concerning such affordable housing.

CREATION

## H.B. 5475

**SUPPORTED**

**AN ACT CONCERNING THE DEVELOPMENT OF HOUSING, CHALLENGES TO CERTAIN DECISIONS OF MUNICIPAL AGENCIES, AND THE CONVERSION OF VACANT NURSING HOMES INTO MULTIFAMILY HOUSING**




Would (1) require that a person claiming to be aggrieved by certain decisions of municipal commissions, agencies or boards demonstrate actual damage or an impairment of right, title or interest to such person's real property, (2) remove the right of protest against certain zoning changes by persons who do not own lots affected by such changes, (3) allow municipalities to adopt ordinances which exempt developments in certain areas from review by the inland wetlands agencies of such municipalities, (4) allow the conversion of vacant nursing homes into multifamily housing as of right, and (5) require the Commissioner of Housing to conduct a study of certain unused real property owned by the state to determine the suitability of such real property to improve affordable housing opportunities.

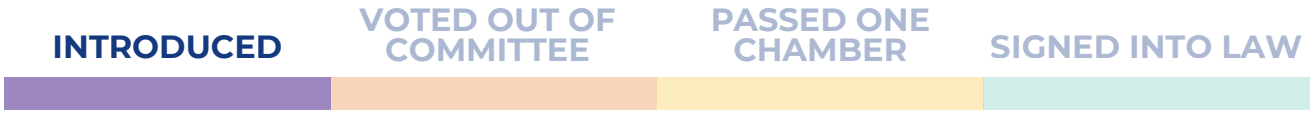
CHOICE CREATION

# INTRODUCED

## H.B. 5391

**OPPOSED**

**AN ACT ESTABLISHING THE HOUSING DENSITY RATING PROGRAM**



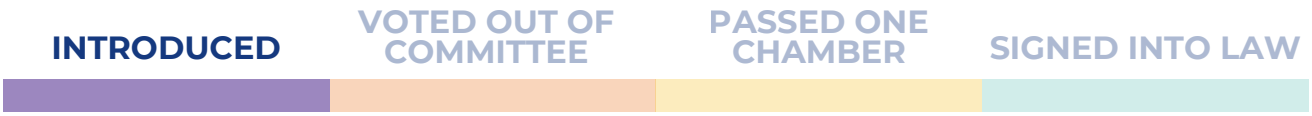

Would establish the housing density rating program to encourage municipalities to adopt zoning regulations that allow for the development of greater housing density.

CREATION CHOICE

## H.B. 5048

**OPPOSED**

**AN ACT ADJUSTING THE STATE BUDGET FOR THE BIENNIUM ENDING JUNE 30, 2025**



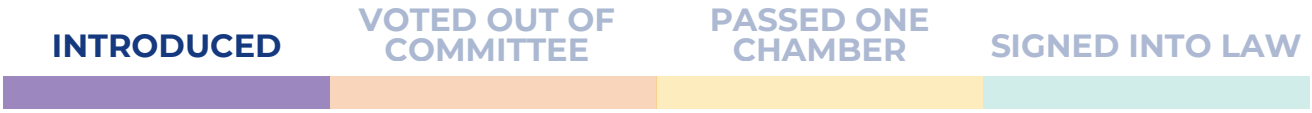

Would implement the Governor's budget recommendations.

**AFFORDABILITY**

## H.B. 5152

**SUPPORTED**

**AN ACT CONCERNING RENTERS IN COMMON INTEREST OWNERSHIP COMMUNITIES.**



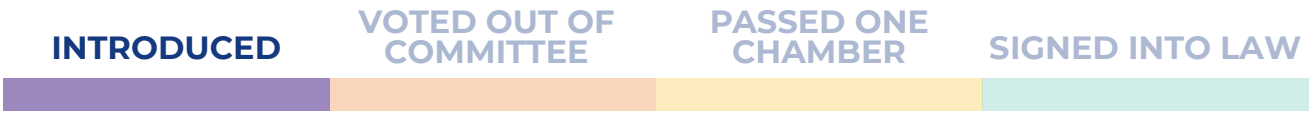

Would prohibit common interest ownership communities from enacting or enforcing restrictions that limit the number of rented units to less than fifty per cent.

**CREATION**

## H.B. 5333

**OPPOSED**

**AN ACT CONCERNING A STUDY OF THE AFFORDABLE HOUSING APPEALS PROCESS**




Would study the effects of the affordable housing appeals process on municipalities in the state.

**CHOICE**