Summary of Raised Bill No. 7112 - AN ACT CONCERNING HOUSING AND HOMELESSNESS AND THE RENTAL ASSISTANCE PROGRAM as passed out of the Housing Committee on March 6, 2025.

Purpose of the Bill:

The bill introduces various measures aimed at expanding affordable housing, supporting individuals experiencing homelessness, and improving infrastructure related to housing and rental assistance.

Key Provisions by Section:

1. **Affordable Housing Real Estate Investment Trust Study**
    - The majority leaders' roundtable will conduct a study to assess the feasibility and benefits of establishing a state-funded trust to acquire and maintain affordable housing.
2. **Housing Opportunity Tax Credit for Landlords**
    - Creates a task force will study tax incentives for landlords who rent to formerly incarcerated individuals, aiming to reduce recidivism and expand housing access.
3. **Sewer System Infrastructure Support Program**
    - Municipalities must plan sewer expansions to support multifamily housing development.
    - Creates a sustainable and equitable infrastructure support program available to municipalities with sewer expansion plans that adequately support multifamily housing development.
4. **Lot Size Maximums**
    - Prohibits minimum lot sizes of greater than an acre for construction of a residence.
5. **Prohibition of Hostile Architecture**
    - Municipalities will be banned from designing public spaces to deter people experiencing homelessness from using them.
6. **Data Collection on LGBTQ Youth and Young Adults**
    - State agencies will collect data on housing outcomes for LGBTQ youth exiting state care services.
7. **Support for Housing Rehabilitation**

- The majority leaders' roundtable will conduct a study on supporting appraisal gap funding for rehabilitated homes in areas with low appraisal values.

9. **Rental Savings Account Program**
    - The majority leaders' roundtable will study the feasibility and potential benefits of creating a rental savings account program.
10. **Extreme Temperature Protocols**
    - The majority leaders' roundtable will study the feasibility and potential benefits of creating extreme temperature protocols to protect persons experiencing homelessness.
11. **Housing Voucher Homeownership Program**
    - Authorizes bond funding to provide grants to public housing authorities for operation of a housing voucher homeownership program
12. **Community Investment Fund**
    - Increases bond authorizations for the Community Investment Fund by $500 million over the next 5 fiscal years with $250 million to be used in projects with project labor agreements.
        - Increases bond authorizations in FY26 and FY27 by $100 million to be used for affordable housing projects, $50 million of which to be used on projects with project labor agreements.
        - Assuming the Community Investment Fund is reauthorized for FY28, for each of the fiscal years FY28, FY29, and FY30, $100 million shall be used for affordable housing projects, $50 million of which to be used on projects with project labor agreements.
13. **Middle Housing Development Grant Program**
    - Creates a middle housing development grant program administered by Connecticut Housing Finance Authority.
    - Grants will support public housing authorities in predevelopment, acquisition, construction, and rehabilitation of middle housing development.
14. **Middle Housing Development Grant Program Bond Authorizations**
    - Authorizes $50 million in bonds for the middle housing development program.

15. **Portable Showers and Laundry Facilities for Persons Experiencing Homelessness**
    - Creates a pilot program to provide portable showers and laundry facilities for people experiencing homelessness in at least three municipalities.
16. **Direct Rental Assistance Pilot Program**
    - Creates a direct rental assistance pilot program for up to 150 recipients that are currently on the Housing Choice Voucher Program waitlist.
17. **Funding for Direct Rental Assistance Pilot Program to DSS**
    - Appropriates an unspecified amount for the pilot program.
18. **Grant to Habitat for Humanity**
    - Appropriates an unspecified amount to provide a grant to Habitat for Humanity.
19. **Funding for Direct Rental Assistance Pilot Program to DOH**
    - Appropriates $2,230,000 to the Department of Housing for the direct rental assistance pilot program
20. **Funding for Food Pantry Grants to DSS**
    - Appropriates an unspecified amount to DSS to provide grants to local food pantries.