



City of Bristol
Zoning Commission
SPECIAL MEETING — MONDAY, APRIL 20, 2026
VIRTUAL — ONLINE VIA ZOOM
5:00 P.M.

INFORMATION FOR THE PUBLIC TO ACCESS THIS MEETING:

Zoom Meeting link:

<https://bristolct-gov.zoom.us/j/88634846916?pwd=tlfabbhcfuvdYkaR7vtvpmaZyb5BGP.1>

Meeting ID:

886 3484 6916

Meeting Passcode:

123456

Join by phone

1-929-205-6099

AGENDA

1. Call to Order
2. Public Participation
3. New Business
 - a. Discussion on H.B. 8002 — An Act Concerning Housing Growth.
 - b. Review of requirements regarding middle housing/mixed-use development.
 - c. Review of zones and areas in Bristol subject to middle housing/mixed-use development.
 - d. Options for compliance with the middle housing/mixed-use development statute.
 - e. Review of restrictions on parking requirements.
 - f. Review of conservation and traffic mitigation districts (as established by PA 25-1).
 - g. Options for compliance with parking provisions of PA 25-1.
4. Staff Reports
5. Adjournment

Follow this hyperlink for a full analysis from the Office of Legislative Research (OLR):

<https://www.bristolct.gov/DocumentCenter/View/50769/2025HB-08002-OLR>



Analysis of H.B. 8002—An Act Concerning Housing Growth

- [November 13, 2025](#)
- [Housing Affordability](#), [Housing Choice](#), [Housing Creation](#), [Housing Stability](#), [Session Updates](#)

Analysis of H.B. 8002—An Act Concerning Housing Growth

[**H.B. 8002—An Act Concerning Housing Growth**](#) lays out a framework for how Connecticut will plan for and support housing growth in the years ahead. Connecticut continues to face a deep housing shortage, rising costs, and widening disparities that require bold, sustained policy action. The bill recognizes that housing is central to Connecticut’s long-term affordability, economic strength, and community well-being.

This complete analysis is designed to help advocates, municipal leaders, policymakers, journalists, and residents understand what the bill does. Below, you will find a detailed summary of the bill’s provisions, with implementation timelines where specified.

Affordability

Initiatives for Homebuying Residents

- ***First-Time Homebuyers Savings Program.*** Creates new tax-benefited savings accounts for first-time homebuyers and their employers to save money for down payments and other home purchase costs. *Sec 1-3.*
- ***CHFA Smart Rate Pilot for Homebuyers.*** Instructs CHFA to reinstate the Smart Rate program, which allows for reduced mortgage interest rates for first-time homebuyers with student debt. The program will operate within existing bonding authorizations for homeownership loan programs. *Sec 36.*

Creates or Reestablishes Various Rental Assistance Programs

- ***Direct Rental Assistance Pilot.*** DOH and PHAs can, within existing appropriations, grant funds to nonprofits who will make cash payments for housing assistance to households eligible for state RAP vouchers or on a waitlist for federal Section 8 vouchers. *Sec 28.*
- ***Reestablishes Open Choice Voucher Pilot Program.*** DOH must re-establish this program which allows disadvantaged students across the state to be eligible for a state housing voucher; up to 20 vouchers from available appropriations may be used for this 2-year pilot. *Sec 29.*

New Housing Authority Reporting Requirements

- ***Public Housing Authority Annual Reporting.*** PHAs must post required annual reports sent to DOH on their websites. Starting in 2026, these reports must include additional information related to income-targeting of their units and housing waitlist counts. *Sec 44.*

Creation

New Housing Creation Incentive Programs

- ***Regional Planning Incentive Account Modifications.*** Effective immediately (pro-rated), COGs are eligible for an additional \$400K each – \$200K for housing planning and technical support, and \$200K for storm management/flood mitigation or waste/recycling management. *Sec 30.*
- ***Housing Growth Grant Program.*** Beginning in FY28, municipalities who (1) are making progress towards their housing growth plans; (2) have a transit-oriented district; or (3) have a housing growth zone under CMDA can apply for funds for housing-related public infrastructure projects, including water and sewer, roads, and pedestrian, bike, and transit infrastructure. The grant program does not yet have funding attached to it. *Sec 15.*
- ***New Water Quality Loan Program.*** Beginning in FY28, municipalities who have a population of <50,000 people and (1) are making progress towards their housing growth plans; (2) have a transit-oriented district; or (3) have a housing growth zone under CMDA are eligible for loans for wastewater system improvements. *47.*

- ***School Construction Reimbursement Rate.*** Beginning in FY27, municipalities who (1) are making progress towards their housing growth plans; (2) have a transit-oriented district; or (3) have a housing growth zone under CMDA may receive a 5% increase to their state school construction grant reimbursement rate. *Sec 46.*
- ***New COG Transit Infrastructure Grant.*** OPM may establish a grant program for COGs for public transit, bicycle, or pedestrian infrastructure projects, within available appropriations. *Sec 25.*
- ***Greyfield Revitalization Program Modification.*** DECD will prioritize towns who have already adopted zoning regulations for conversion of commercial to residential as of right for funding from the Greyfield Revitalization Program. *Sec 49.*

Creates or Reestablishes Various Housing Development Programs

- ***Middle Housing Development Grant Program.*** Public Housing Authorities (PHAs) can receive grants to develop middle housing (duplexes, triplexes, quads, cottage clusters, or townhomes) in towns with fewer than 50,000 people. Bonding of \$50M annually already authorized in PA 25-174. *Sec 27.*
- ***Affordable Housing Program for Construction Industry Employment Program.*** DOH will create a program to fund proposed affordable housing development projects that are creating employment opportunities in the construction industry; projects must include workforce training programs, have a project labor agreement, and be co-funded by a union pension fund. Bonding of \$12.5M annually through FY29 has already been authorized in PA 25-174. *Sec 34.*
- ***Affordable Housing Real Estate Investment Trust Pilot Program.*** DOH will provide grants for CHFA, PHAs, or nonprofits to buy existing homes and impose deed-restrictions on the units of up to 80% AMI. Bonding of \$2M already authorized in PA 25-174. *Sec 43.*

Parking

- ***Minimum Parking Requirements Applicability.*** Prohibits towns from enforcing minimum parking requirements for residential developments with less than 16 homes. For residential development with at least 16 units, applicants must submit a parking needs assessment. *Sec 18, 19, 53.*
- ***Conservation and Traffic Mitigation Districts.*** A municipality may create up to two “conservation and traffic mitigation districts” where a town can extend parking minimums to development of less than 16 units. These districts may cover a combined total of no more than 8 percent of the municipality’s land area. *Sec 19.*
- ***Fees in Lieu of Parking Changes.*** Planning and zoning commissions may adopt regulations allowing applicants subject to a minimum parking requirement to pay a fee instead of providing the required parking spaces in commercial developments and residential or mixed-use developments with at least 16 dwelling units. *Sec 21.*

Streamlining Housing Development

- **Middle Housing Development As of Right.** Middle housing developments (2-9 units) are allowed by summary process (similar to as of right approval) on any area zoned for commercial or mixed-use developments; towns may also opt in to allow middle housing by summary process in any area zoned for residential use for points towards their 8-30g moratorium (see 8-30g updates below). *Sec 16-17.*
- **Tiny Home Protections.** Prohibits manufactured homes from being treated differently under municipal zoning than other similar residential developments, regardless of size – potentially adding additional flexibility to the use of tiny homes. *Sec 18.*
- **Protest Petition Modifications.** Limits ability of protest petitions to prevent housing development by requiring changes to be opposed by at least half of impacted residents and neighbors, up from 20%. *Sec 24.*
- **Zoning Under a Special Act.** Zoning updates in bill apply to all towns, both those zoning under GS 8-2 and those zoning under special actions. *Sec 20.*
- **DOH as Statewide Housing Authority.** DOH may, with approval from the Council on Housing Development, develop housing projects on state land. It may also sell or lease land for housing projects, while giving right of first refusal to that jurisdiction's PHA. *Sec 48.*
- **Statewide Wastewater Study.** Requires OPM, DEEP, and the Council on Housing Development to conduct a statewide wastewater capacity study, which must be completed by July 1, 2026. *Sec 33.*
- **Connecticut Municipal Development Authority.** Technical changes to CMDA law. *Sec 50.*

Choice

Housing Growth Planning

- **Housing Growth Planning.** Municipalities must create their own housing growth plan, or participate in a Council of Government (COG)-directed regional housing growth plan, that provides detailed information on how a town will increase the number of affordable (deed-restricted) units. *Sec 4-6, 41, 51-53.*
- **Council on Housing Development.** Establishes the Council on Housing Development, which together with the Secretary of the Office of Policy and Management (OPM), will evaluate and enforce towns' housing growth plans and coordinate housing growth policies statewide. *Sec 5-6, 14.*
- **Regional Housing Needs.** Assigns COGs the responsibility to set affordable housing unit goals for each town in its planning region, informed by OPM housing needs assessments and technical support. *Sec 7, 53.*
- **Housing Growth Grant Program.** Creates the Housing Growth Grant Program, beginning FY28, where municipalities making progress towards their housing growth plans can apply for funds to build necessary public infrastructure. The grant program does not yet have funding attached to it. *Sec 15.*

Transit-Oriented Development

- ***Zoning for Transit Oriented Development.*** Towns with rail or regular bus service can create a transit-oriented district (TOD) that allows for denser housing development as of right within ½ mile of the transit station. *Sec 11, 13, 22.*
- ***Transit Oriented Development Funding Incentives.*** Towns with TODs automatically qualify for additional financial incentives, including the new Housing Growth Grant Program, funding from the CT Municipal Development Authority (CMDA), higher reimbursement rates for school construction projects, and loans for sewer projects. *Sec 13, 15, 45, 46.*

8-30g Updates

- ***Easier Path Towards 8-30g Moratoriums.*** Towns will have an easier path to an 8-30g moratorium if they zone for additional 8-30g-eligible housing by creating “priority housing development zones,” which require as-of-right construction. The threshold to achieve a moratorium is reduced from 2% to 1¾% of the town’s housing stock. *Sec 8-10 and 41.* Towns can also gain additional ¼ unit points toward an 8-30g moratorium by allowing neighboring municipality housing authorities to build within their town boundaries. *Sec 41.*
- ***Moratorium Points for Middle Housing.*** Clarifies the applicability of 1/4 HUE moratorium point incentive for middle housing (2-9 units) built through a process of summary review in transit communities. *Sec. 16.*
- ***Evaluate Exemption Methods.*** Initiates a study to evaluate other state methodologies of calculating exemptions under 8-30g in place of the current 10% standard. *Sec 42.*

Stability

Fair Rent Commissions

- ***Fair Rent Commission Expansion.*** All municipalities with populations above 15,000 must create a Fair Rent Commission (FRC) before 2028 (up from 25,000 threshold requirement). Smaller municipalities are still permitted to create an FRC but are not required. Municipalities may also choose to join a regional FRC or create a joint FRC with a neighboring municipality. *Sec 35.*

Tenant Protections and Housing Quality

- ***Ban on Algorithmic Rent Setting.*** Prevents companies to use a revenue management device to set rental rates or occupancy levels for residential buildings, subject to \$100K penalty for individuals and \$1M penalty for businesses. *Sec 32.*
- ***Eviction Protections Due to Landlord Error.*** Prevents landlords from beginning eviction for nonpayment of rent if nonpayment is due to problems using the online rental payment system. If online system is down, the grace period to pay rent is extended. *Sec 37-39.*
- ***Increased Elevator Inspections for Elderly Housing Projects.*** All multifamily housing developments that contain age-restricted apartments and are >15 stories must have their elevators inspected at least once a year (currently, these types of private housing projects have no inspection requirements). In PA 25-168, the FY26-27 budget already authorized 2 new Department of Administrative Services staff positions for elevator inspectors to comply with these requirements at \$205K annually.
- ***Fire Hydrant Reporting for Mobile Manufactured Home Parks.*** Park owners must annually report on fire hydrant capacity and flow levels to local fire marshals, who will assess for safety and, if needed, file a complaint to the Department of Consumer Protection. *Sec 45.*
- ***Housing Discrimination Relief.*** The Attorney General may seek injunctive relief, punitive damages, or civil penalties in housing discrimination cases; previously, these remedies were only available to cases filed with the Commission on Human Rights and Opportunities. *Sec 31.*
- ***Expands Use of Healthy Homes Fund.*** Expands use of Health Homes Fund to abate any contaminants (radon, asbestos); repealed law required at least 15% of funds to be used for lead-removal activities. *Sec 53.*

Initiatives for Homeless Residents

- ***Portable Showers and Laundry Facilities Pilot Program.*** Funding of \$150K annually was already appropriated in PA 25-168. *Sec 23.*
- ***Hostile Architecture Prevention.*** Beginning January 2026, prohibits municipalities from constructing “hostile architecture,” or structures designed to prevent homeless individuals from sitting or lying down. *Sec 26.*