



Housing Growth Plans

UConn CLEAR/ Center for Housing
Opportunities Webinar

July 14, 2026

Housing Growth Plans Introduction



WHAT?



WHY?



WHEN?



HOW?



RESOURCES

What are Housing Growth Plans?

Next generation of housing plans

- 🏠 Five-year plans towns are required to adopt and implement
- 🏠 OPM must review and approve adopted plans
- 🏠 Towns have two choices:

**Prepare
Individual Plan**

OR

**Participate in
Regional Plan**

What are Housing Growth Plans?

Slide 1 of 2

Housing Growth Planning Components



What are Housing Growth Plans?

Slide 2 of 2



Plan elements are prescribed by law

- Housing growth policies
- Consistency with other plans
- Developable lands inventory
- Zones/ parcels to accommodate municipal Affordable Housing Goal
- Infrastructure improvements needed to support development of municipal Affordable Housing Goal
- Accessibility of units for intellectually disabled
- Promote development of diverse housing types
- Comply with Fair Housing laws
- Implementation schedule



**Vast majority of 8-30j plans
due for revision before the
end of 2027**



**Enables, in part, eligibility
for new funding to support
housing development**

Why Prepare a Housing Growth Plan?

Slide 1 of 3

Why Prepare a Housing Growth Plan?

Slide 2 of 3

New Funding Sources

- ☑ Housing Growth Fund – Infrastructure grant program
- ☑ OPM Water Quality Loan Program – Revolving loan fund for sewer collection and conveyance related to development
- ☑ School Construction Cost Reimbursement Rate – 5% increase in existing reimbursement rate

Why Prepare a Housing Growth Plan?

Slide 3 of 3

 Penalty for not submitting and gaining approval of a plan:

 For a town – ineligible for a new 8-30g moratorium

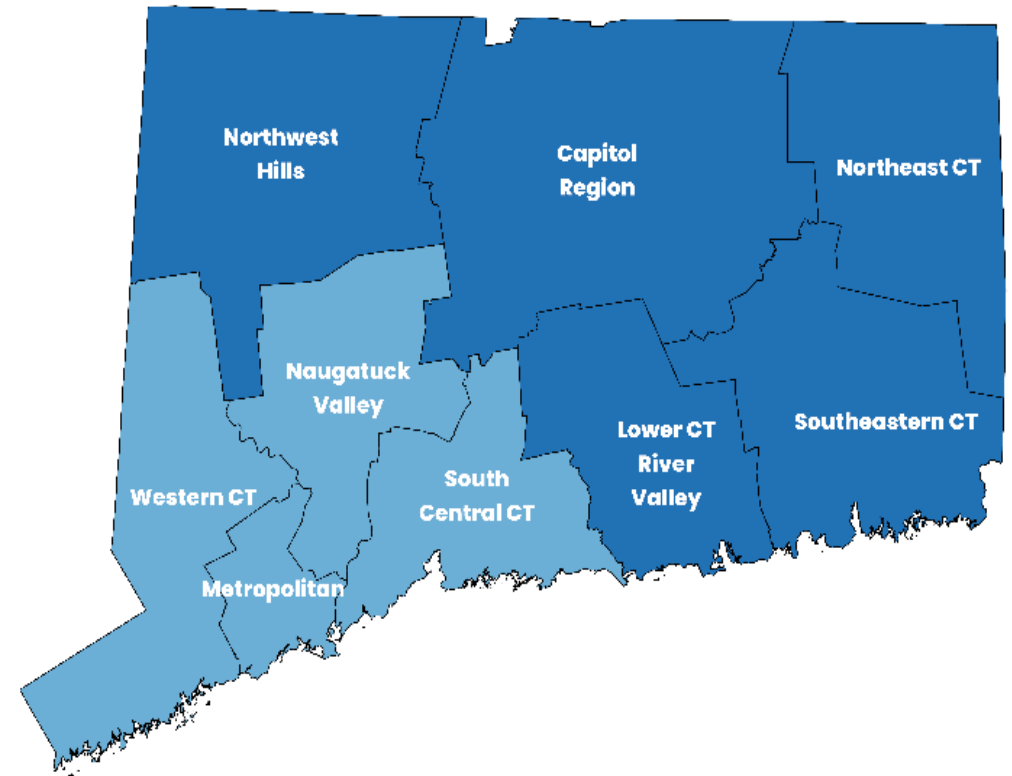
 For a COG – ineligible for Regional Service Grant funds

 No penalties for failing to construct units

Requirement is to plan for housing growth, including accommodation
of affordable housing units

When are HGP's due?

Municipalities/ COG	HGP Due Date
Capitol Region (CRCOG)	June 1, 2028
Lower CT River Valley (River COG)	June 1, 2028
Metropolitan (MetroCOG)	June 1, 2029
Naugatuck Valley (NVCOG)	June 1, 2029
Northeast CT (NECCOG)	June 1, 2028
Northwest Hills (NWCOG)	June 1, 2028
South Central CT (SCRCOG)	June 1, 2029
Southeastern CT (SECCOG)	June 1, 2028
Western CT (WestCOG)	June 1, 2029



How to develop an HGP? Slide 1 of 5

COGs are working on regional housing needs assessments that must result in recommended municipal affordable housing goals

Municipalities* have three options with respect to recommended goals:

**Accept
Affordable
Housing Goal
and Join
Regional Plan**

**Accept
Affordable
Housing Goal
and Prepare
Municipal Plan**

**Develop Own
Affordable
Housing Goal
and Prepare
Municipal Plan**

*Except for the lowest ranked municipalities in Adjusted Equalized Net Grand List per Capita (AENGLC) who do not have to accept a recommended affordable housing goal and whose HGPs have other specific requirements

How to develop an HGP? Slide 2 of 5

OPM Draft Guidelines available

- 👤 May want to form a committee to help engage stakeholders
- 👤 May want to begin with a review of 8-30j Municipal Affordable Housing Plan
- 👤 Must address all required elements for your municipality



How to develop an HGP? Slide 3 of 5

Regional HGP Adoption

- Each participating municipality's planning or planning and zoning commission and chief executive officer must adopt regional HGP
- COG submits locally adopted plan to OPM
- OPM reviews for completeness, validity of analyses and adequacy of planning process
- If OPM fails to approve, Council on Housing Development reviews

Municipal HGP Adoption

- Submit proposed HGP to COG for review, then address COG comments or explain why not addressing
- Suggest planning or planning and zoning commission and chief executive officer adoption the submission to OPM
- OPM reviews for completeness, validity of analyses and adequacy of planning process
- If OPM fails to approve, Council on Housing Development reviews

How to develop an HGP? Slide 4 of 5



**ONCE APPROVED BY OPM OR
THE COUNCIL ON HOUSING
DEVELOPMENT, MUST
IMPLEMENT HGP**



**ANNUAL PROGRESS
REPORTING MUST BE
SUBMITTED TO OPM IN FORM
PRESCRIBED**

July 1, 2026: Draft guidance on Developable Lands Inventory issued by GIS Office

Early July 2026: Revised guidance on HGPs issued by OPM-ORG

December 1, 2026: State Housing Needs Assessment and Regional Growth Targets issued by OPM

June 1, 2027: COG recommended municipal affordable housing goals issued

+30 days – after receiving recommendation, decision whether to opt in to regional plan

June 1, 2028 or June 1, 2029: Municipal and/or regional HGPs due

-90 days – before submitting a municipal HGP to OPM, must submit to COG for review

+120 days – after receiving, OPM approval or rejection

+365 days – after OPM or Council on Housing Development approval, annual reporting due

How to develop an HGP? Slide 5 of 5

Resources

OPM-ORG Act Concerning Housing
Growth Information

HGP Guidelines

CT Housing Data Hub

Developable Lands Inventory Technical
Guidance

Contact: Rebecca.Augur@ct.gov or your
COG