



Connecticut State Senator

28TH DISTRICT

Tony Hwang

Bethel • Easton • Fairfield • Newtown



Chief Deputy Republican Leader



My Housing & Land Use Policy Positions for the 2025 Legislative Session

As your State Senator, I am dedicated to addressing Connecticut's housing challenges with practical, community-focused solutions that balance affordability, safety, and local control. Housing is a cornerstone of opportunity, and I'm committed to policies that support our residents while preserving the character of our towns. Here's where I stand this session.

Supporting Positive Housing Reforms

I'm proud to back several bills that promote transparency, homeownership, and safe, affordable housing options:

- **Helping First-Time Homebuyers:** I'm advocating for [HB 6888](#), *An Act Concerning Real Property Tax Abatements for First-Time Homebuyers*. This bill offers tax relief to make homeownership more attainable, helping more Connecticut families secure a piece of the American dream.
- **Strengthening Housing Safety and Affordability:** I stand behind [HB 6122](#), *An Act Including Accessory Apartments in the Calculation of the Threshold for Exemption from the Affordable Housing Appeals Procedure*. This bill empowers municipalities to enforce housing codes effectively, ensuring safe and healthy living conditions, while growing affordable housing through accessory dwelling units—all while keeping zoning decisions local.
- **Recognizing Workforce Housing:** Similarly, I support [HB 6123](#), *An Act Including Workforce Housing in the Calculation of the Threshold for the Affordable Housing Appeals Procedure Exemption*. By counting workforce housing projects toward affordable housing goals, we can meet the needs of our working families without sacrificing community input.
- **Prioritizing Rental Assistance:** I'm pushing for [HB 6491](#), *An Act Prioritizing Allocation of Rental Assistance Program Vouchers to Individuals Who Intend to Use Such Vouchers in Municipalities Below the Threshold for the Affordable Housing Appeals Procedure Exemption*. Towns like ours, with limited affordable housing, deserve targeted support to help residents stay in their communities.

Opposing Measures That Undermine Local Control and Safety

I am opposed to the following bills as written, which weaken our ability to make decisions at the local level or compromise the safety of our neighborhoods:

- **Vague and Unworkable Policy:** I oppose [SB 12](#), *An Act Concerning Connecticut's Housing Needs*, the Senate Democrat Housing Priority bill. Its single sentence—"That the general statutes be amended to promote fair and equitable housing opportunities in every community in the state"—offers no substance. As it heads to a public hearing, how can our residents meaningfully comment on such a vague proposal? We need clear, actionable policies, not empty promises that could disrupt our communities.
- **Threats to Local Decision-Making and Funding:** I'm concerned about bills like [SB 1267](#), *An Act Concerning Housing Authority Jurisdiction*, which would allow other cities' housing authorities to develop and operate public housing in our towns, stripping away local control. Additionally, I appreciate the proponents of [HB 6831](#), *An Act Concerning Transit-Oriented Communities*, for including an opt-in provision, but I remain deeply concerned about the financial burden this bill places on our towns. Tying state funding to these zoning requirements is not a partnership—it's a mandate with consequences, rather than a collaborative effort. This approach pressures municipalities rather than supporting them. I look forward to working together in a truly bipartisan and solutions-driven manner to find a more balanced and sustainable path forward.

My Vision for Housing in Connecticut

Housing policy should empower our residents—whether they're renting, buying their first home, or seeking affordable options—while respecting the unique needs of our communities. I'll keep fighting for transparency, local decision-making, and solutions that make housing safer and more accessible without overreach from Hartford. Together, we can build a Connecticut where everyone has a fair shot at a stable, secure home.

