

# Planning and Development Committee

## JOINT FAVORABLE REPORT

**Bill No:** HB-5395 / [Bill Status](#) / [Public Hearing Testimony](#)

**Title:** AN ACT CONCERNING MODULAR OR PREFABRICATED HOMES.

**Vote Date:** 3/13/2026

**Vote Action:** Joint Favorable Substitute

**PH Date:** 3/4/2026

**File No.:**

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### SPONSORS OF BILL:

Planning and Development Committee

### REASONS FOR BILL:

The bill seeks to award municipalities one-quarter housing unit-equivalent point for the as-of-right development of a modular or prefabricated home. Subsection (b) defines these home types as “a completely assembled and erected building or structure, including prefabricated unit service equipment, of which the structural parts consist of pre-fabricated units or prefabricated subassemblies.” Readjusting the zoning regulations is argued to diversify the community’s real estate portfolio and encourage the building of affordable housing.

### SUBSTITUTE LANGUAGE (IF APPLICABLE):

The substitute language clarifies that approvals for modular or prefabricated homes may not be subject to conditions other than those that apply to single-family homes, deletes an extraneous definition, clarifies that HUE points would be awarded if the modular or prefabricated home did not qualify for HUE points pursuant to any other statute, and makes technical and conforming changes.

### RESPONSE FROM ADMINISTRATION/AGENCY:

None expressed.

### NATURE AND SOURCES OF SUPPORT:

**Town of Stratford, Director of Economic Development, Jim Capra:**  
Offers his general support for the bill.

**CGA, House Majority Leader, Jason Rojas:**

Writes in strong support for HB 5395, appreciating the bill's effort to incentivize increased affordable development and access through municipal collaboration with private developers.

**Connecticut Chapter of the American Planning Association, Government Relations Officer, John Guskowski:**

Supports HB 5395 as a tool to diversify Connecticut's housing stock. CCAPA calls the bill a step in the right direction for affordability and argues it appeals to municipalities looking to maximize HUE points to achieve a moratorium.

**Connecticut Realtors, General Counsel, Jim Heckman:**

Writes in favor of HB 5395, adding that he supports treating modular and prefabricated homes as an often more affordable housing construction option. Mr. Heckman believes in the zoning regulations that regard the bill's lot and unit specifications.

**NATURE AND SOURCES OF OPPOSITION:**

**Garden Homes Management Corporation, President, Richard Freedman:**

Opposes the bill and the awarding of additional HUE points to modular and prefabricated homes. Mr. Freedman considers these ineffective and nontraditional, hence his call for clarification on exemptions, standard review, and infrastructure provisions.

**Partnership for Strong Communities, Senior Policy Analyst, Alysha Gardner:**

Opposes the bill's revision to a longstanding Connecticut law: 8-30g. She expresses that there is a greater need for homes, not procedural change.

**Connecticut Conference of Municipalities, Advocacy Manager, Zachary McKeown:**

Opposes the bill as drafted, flagging unfairness. He notes that the bill gives preference to modular or prefabricated homes, which circumvents local zoning processes and limits municipal stake in development.

**Western Connecticut Council of Governments, Executive Director, Francis Pickering:**

Identifies that language in Section 1(b) creates a procedural advantage. Mr. Pickering states that site-built homes will not be subject to the same zoning regulations when it comes to single-family residences. He finds that an "as-of-right" treatment would lead to disparities and disproportionalities.

**Connecticut Council of Small Towns, Executive Director, Betsy Gara:**

Opposes the bill as it would give a procedural leg up to modular and prefabricated homes. Ms. Gara raises questions on language, including setback requirements, Coastal Management Act approval, and inland wetlands review.

**Connecticut Legal Services, Attorney & Policy Advocate, Raphael Podolsky:**

Although CLS supports Subsection (b), the agency cannot support the bill holistically because it undercuts 8-30g.

**Saverio DeGiorgio:**

Opposes the bill because of its precedent-setting over homes built on-site. He fears local skilled labor is getting the short end of the stick.

**William Marut:3/16**

Acknowledges Connecticut's housing crisis, but urges the committee to vote against bills that undermine 8-30g.

**Robert Nyilas:**

Opposes the bill's creation of an unfair regulatory advantage. Mr. Nyilas believes it would shift reliance onto out-of-state labor, lack pro-Connecticut rationality, and create inconsistent construction. His proposed recommendations include adopting language that ensures a level playing field.

**Reported by: Zachary Robinson**

**Date: 3/16/26**