Housing Committee
JOINT FAVORABLE REPORT

Bill No: SB-338 / Bill Status / Public Hearing Testimony
Title: AN ACT CONCERNING HOUSING UNIT-EQUIVALENT POINTS FOR DEVELOPMENTS SUBJECT TO LITIGATION.
Vote Date: 3/10/2026
Vote Action: Joint Favorable
PH Date: 3/3/2026
File No.:

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SPONSORS OF BILL:

Housing Committee

REASONS FOR BILL:

The bill would withhold housing unit-equivalent points for housing units subject to 6 months or more of litigation to incentive municipalities to avoid lengthy litigation.

RESPONSE FROM ADMINISTRATION/AGENCY:

None Expressed.

NATURE AND SOURCES OF SUPPORT:

Garden Homes Management Corporation, Richard Freedman, President supports the bill, stating that it will significantly lessen towns' proclivity to deny 8-30g applications.

Connecticut Chapter of The American Planning Association, John Guszkowski, Government Relations Officer supports this bill, believing that it will help incentivize municipalities to negotiate in good faith with affordable housing developers and for commissions to establish sufficient basis in the record for any denials. Guszkowski adds that the bill will reduce potential litigation regarding affordable housing developments.

NATURE AND SOURCES OF OPPOSITION:

Western Connecticut Council of Governments, Francis Pickering, Executive Director opposes the bill, stressing that municipalities do not have control over the pace of court proceedings. Pickering believes that it is unrealistic to settle complex litigation involving

expert evidence and public health and safety considerations within a 6-month time frame, given present judicial conditions.

Hinckley Allen, Timothy Hollister, Attorney opposes the bill, maintaining that it is unworkable and presents a series of implementation problems. For instance, the statue as presented does not specify if the “appeals process” includes the § 8-30g resubmission procedure or if the Department of Housing will be required to suspend a moratorium application until a pending court case is decided. Hollister added that if a case is appealed, there is a high likelihood that a holding will not be issued within six months.

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Date: 03/24/2026