

Housing Committee JOINT FAVORABLE REPORT

Bill No.: SB-1364

AN ACT ESTABLISHING A PROGRAM AND APPROPRIATING FUNDS FOR

Title: THE CONSTRUCTION OF TINY HOMES.

Vote Date: 3/6/2025

Vote Action: Joint Favorable Substitute

PH Date: 2/27/2025

File No.: 213

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SPONSORS OF BILL:

Housing Committee

REASONS FOR BILL:

This bill will allocate \$10 million to the Department of Housing for the construction of 500, 400 square foot, tiny homes. These homes will seek to provide temporary shelter alternatives for those experiencing homelessness or housing insecurity. The language was amended by LCO 5856 to specify that any publicly owned land could be sited for the construction of tiny homes.

RESPONSE FROM ADMINISTRATION/AGENCY:

None expressed.

NATURE AND SOURCES OF SUPPORT:

[Michael Werner, Lead Aging Policy Analyst, CWCSEO; Nick Callegari, Housing Policy Fellow at the Yale School of Management; Madison Daigneau, Central Connecticut State University, Undergraduate Policy Intern](#) – Michael Werner, Nick Callegari, and Madison Daigneau supported this bill and recommended, "at least 1/3 of the tiny homes produced via the appropriated funds to utilize innovative construction materials and methods, including but not limited to 3D construction printing and modular housing construction methods, as well as the formation of a task force to explore innovative means, methods and materials of home construction available in the United States." Werner provided multiple sets of data on Connecticut's houselessness population and the benefits of temporary housing. They recommended amending the language to rate innovative construction methods as 'legitimate' for tiny home construction specifically, thereby permitting these units to potentially service

longer-term residents rather than being solely considered as temporary structures. They listed four positive outcomes associated with home ownership that would be realized by those benefitting from this bill, which included building wealth, better family outcomes, increased civic and social engagement, and improved physical and mental health. They addressed common concerns and misconceptions associated with 3D printed housing and modular housing, broke down the costs and potential mortgages of these tiny homes, and provided examples of other states who have used innovative construction materials, such as Colorado and California.

[Jim Perras, CEO, HBRA of CT](#) – Jim Perras is in support of this bill and stated it, "can be an innovative solution for Connecticut's growing housing affordability crisis." Perras stated that tiny homes have been proven to be a cost-effective alternative to traditional affordable housing, costing 60-70% less per unit. They believe this will allow Connecticut to provide fast, affordable, and flexible housing solutions that meet the needs of vulnerable populations.

[John Guskowski, Government Relations Officer, CT Chapt., Amer. Planning Assoc.](#) – John Guskowski supported this bill but questioned if it is the most efficient use of state funds. They suggested including Single Room Occupancies (SROs) in the bill, in addition to tiny homes which would, "provide State agencies and municipalities greater flexibility for determining the appropriate solution for their community in terms of both cost, site selection and other local factors."

The following testimonies expressed general support of the bill:

[Joshua Caskey](#)

[Anonymous](#)

NATURE AND SOURCES OF OPPOSITION:

[Anabelle Diaz, Educator](#) – Anabelle Diaz opposed this bill, stating that tiny homes may provide temporary relief, but there are realities of this bill that must be looked at, including where the homes will be built. They stated that tiny homes are unsuitable for families and individuals with special needs, and fail to address the root causes of homelessness, such as severe mental health issues and addiction. They mentioned the costs and negative impact on local communities, and suggested focusing on sustainable solutions, such as "expanding mental health services, job training programs, and affordable housing initiatives that help people regain independence, not just temporary shelter."

[Dana Barrow, First Selectman, Town of Scotland](#) – Dana Barrow opposed this bill and cited potential issues to the community as reasons why, including: straining existing infrastructure, changing character of neighborhoods, haphazard placements, transient population, property taxes, and the need for utility hookups.

[Maria Weingarten, Co-Founder, CT169Strong](#) – Maria Weingarten opposed this bill and stated the bill is unclear in its description of what a tiny home dwelling is and how it would be used in local neighborhoods. They mentioned the budget and stated it, "would likely only cover the cost of a temporary 'shed' with only heating/cooling electricity, but no kitchen or

bathroom", so they are not true tiny homes. Weingarten suggested overnight drop shelters in existing church halls as better solutions compared to sheds that lack the hookups needed for real tiny homes.

The following testimonies expressed general opposition to the bill:

[Paul Arvoy, Stamford Neighborhood Coalition](#)

[Lisa Bernier](#)

**Reported by: Arianna Tsikitas, Clerk
Jasmine Jones, Assistant Clerk**

Date: 3/13/2025