



**HOME BUILDERS & REMODELERS ASSOCIATION
OF CONNECTICUT, INC.**

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*Your Home
Is Our
Business*

March 14, 2014

To: Senator Cathy Osten, Co-Chairman
Representative Jason Rojas, Co-Chairman
Members of the Planning and Development Committee

From: Bill Ethier, CAE, Chief Executive Officer

Re: **Raised Bill 5511, An Act Granting a Moratorium From the
Affordable Housing Land Use Appeals Process Upon Completion of
an Incentive Housing Development**

The HBRA of Connecticut is a professional trade association with about nine hundred (900) member firms statewide employing tens of thousands of CT's citizens. Our members, all small businesses, are residential and commercial builders, land developers, remodelers, general contractors, subcontractors, suppliers and those businesses and professionals that provide services to our diverse industry and to consumers. Our members build between 70% and 80% of all new homes and apartments in the state each year and are daily participants in CT's land use approval process.

We strongly oppose HB 5511. We have been staunch supporters of both the Affordable Housing Land Use Appeals Process (8-30g) and of the Incentive Housing Program (HOME CT). Both of these affordable housing programs are critically necessary to the development of affordable housing in CT. One, 8-30g, should not be effectively repealed by playing it off the other.

We refer you to our web site for more resources on affordable housing issues, including samples of past testimony we have filed before the legislature in defense of 8-30g. See: <http://www.hbact.org/AffordableWorkforceHousing>. Specifically, our [testimony last session before the Housing Committee](#) outlines why it is so necessary to preserve 8-30g. We also have signed onto the joint statement of housing advocates filed with you by attorney Tim Hollister that outlines the reality of, and benefits achieved from, 8-30g.

While we support robust use by municipalities and housing developers of the incentive housing program, we cannot support a moratorium on 8-30g for doing so. This is not the way to incentivize municipalities to pursue the HOME CT program. Incentives are already built into the program – hence its name. Further incentives, other than funding the current program, may also not be necessary since many municipalities are increasingly looking into the benefits of the HOME CT program.

We strongly urge you to take no action on HB 5511 to preserve both of these important housing programs. Thank you for the opportunity to provide our view on this legislation.