



HOME BUILDERS & REMODELERS ASSOCIATION
OF CONNECTICUT, INC.

3 Regency Drive, Suite 204, Bloomfield, CT 06002
Tel: 860-216-5858 Fax: 860-206-8954 Web: www.hbact.org

*Your Home
Is Our
Business*

RESOLUTION FOR A BETTER CONNECTICUT

Whereas, Connecticut has come to a cross-road.

We either continue on the path that we've been on – tax, fee and regulatory policies that have failed to produce robust economic, job and wage growth¹ – or we turn onto a new path to a better future for all.

- We commend the efficiency efforts of state government, but more dramatic change than leaning government's processes is required.
- Programs such as the Small Business Express Program are encouraging, but more significant messages that CT is truly supportive of businesses must be sent now.

Therefore, the HBRA of CT hereby resolves the following:

- To support efforts **TO REIGN IN STATE SPENDING** and restructure state government to focus on only critical services – to create sustainable state spending and tax policies that **provide predictability and certainty to businesses and the state's citizens.** A significant positive step would be to place every expense, except debt service, under the spending cap.
- To support efforts to **PRIORITIZE, REFORM OR REPEAL STATE AND LOCAL REGULATORY SYSTEMS** – to permit businesses of all types to flourish and to grow jobs and wages, and to **allow us to build homes and communities without undue interference and with only reasonable regulations and codes.**
- **TO MAKE CONNECTICUT A TOP 20 STATE FOR BUSINESS** – in every category and by every measure such that there would be no doubt CT is a magnet for businesses and people of all ages to work and live here. It's simple - Look at all the various ranking factors and address every issue.

We urge all policy makers and legislators at the state and local level to embrace this resolution for a better Connecticut future.



See Home Building's Economic Impact (on reverse)



¹ The residential construction industry in Connecticut **continues to face a very slow market** for new single family homes and a **regulatory, tax and fee environment that depresses new home construction.** Our industry is not only crucial to the health of our economy but also a strong reflection of the broader economy because "**Homes are Where Jobs Go at Night.**" - see building permits chart on reverse.

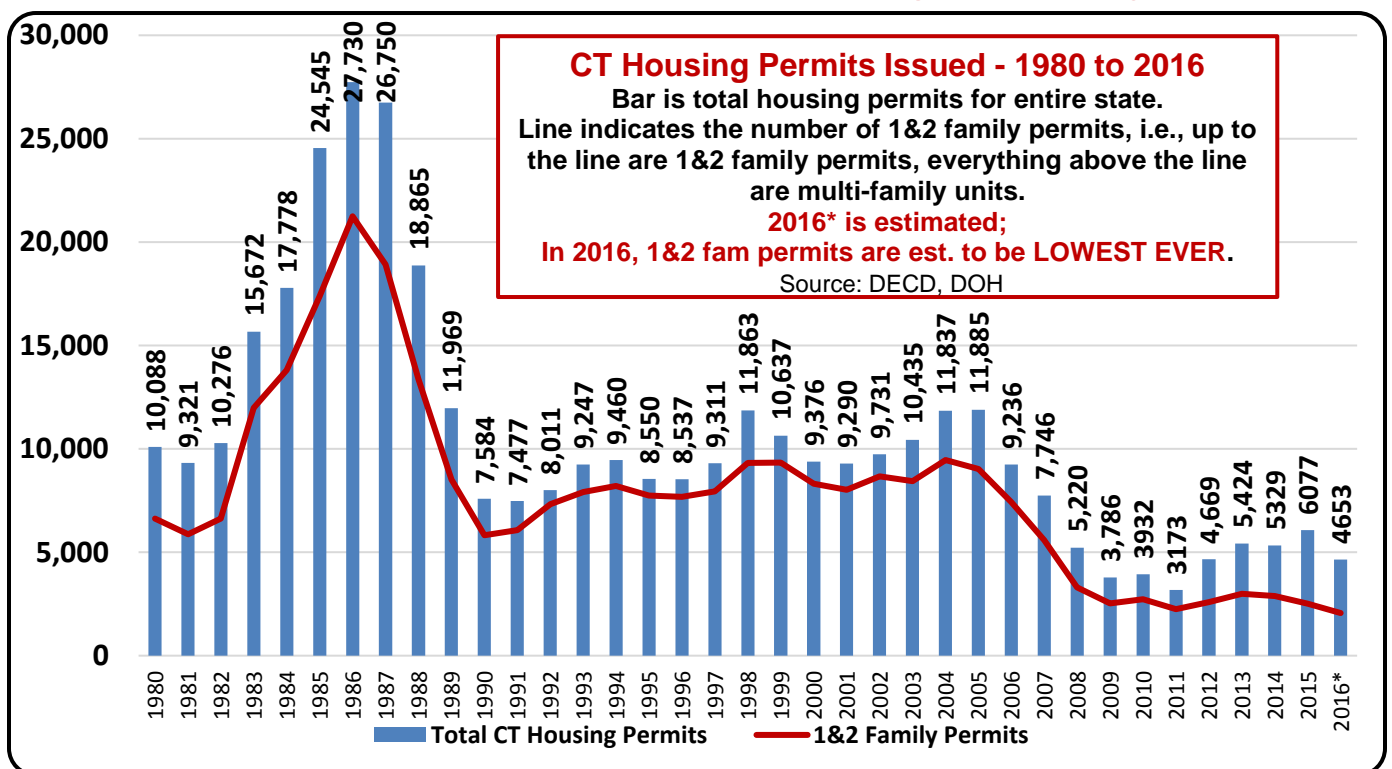
Home Building's Economic Impact in Connecticut!

Every 100 New Single Family Homes Create:

- 334 new jobs, \$29.5 million in wages, and
 - \$4.7 million in Taxes, Fees & Charges
- paid to State & Local Government in the 1st Year Alone!*

Construction of 9,500 homes in a year – normal levels - would produce:

- 31,730 new jobs annually, \$2.8 billion in wages annually, and
- \$447 million in taxes, fees & charges annually.



WE CAN HELP TURN THINGS AROUND! But we need gov't to recognize that CT's business regulations, land use and environment approval processes and tax & fee policies severely constrain new home production.

* 100 multi-family units create 165 jobs, \$14.5 million in wages and \$2.4 million in taxes & fees in the 1st year alone. In the 2nd year and subsequent years, on average each 100 housing units (both SF and MF) create another 52 jobs, producing annually \$4.3 million in wages and \$1.4 million in taxes & fees for state & local government, due to occupant's economic activity.

For more on how homes more than pay for themselves, go to www.hbact.org/HomesDoPay.

Economic impact data reported in "The Economic Impact of Home Building in Connecticut: Income, Jobs, and Taxes Generated" (NAHB Housing Policy Department, March 2012). Study cited extensively by CT DECD (see The Connecticut Economic Digest, Vol. 17 No. 7 July 2012). Housing permit data in chart reported by DECD.