



HOME BUILDERS ASSOCIATION OF CONNECTICUT, INC.  
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Business*

March 2, 2009

To: Senator Eric Coleman, Co-Chairman  
Representative Brendan Sharkey, Co-Chairman  
Members of the Planning & Development Committee

From: Bill Ethier, CAE, Chief Executive Officer

Re: Raised Bill 6585, AAC Regionalism

The HBA of Connecticut is a professional trade association with almost one thousand, three hundred (1,300) member firms statewide, employing tens of thousands of Connecticut citizens. Our members are residential and commercial builders, land developers, remodelers, general contractors, subcontractors, suppliers and those businesses and professionals that provide services to this diverse industry. We also created and administer the Connecticut Developers Council, a professional forum for the land development industry in the state.

**The HBA of Connecticut supports incentives to promote intermunicipal and regional cooperation. We question, though, whether financing is available to achieve this goal (section 6) and whether the state will give up a portion of its sales tax for these efforts without raising overall taxes (section 4). We strongly do not support raising taxes or fees for these purposes if that would be the ultimate result.**

**We offer the following comments regarding the remainder of RB 6585:**

Two or more municipalities that enter into an agreement to promote regional economic development shall "agree not to compete for new economic development" projects to be defined in the agreement. **We're not sure what actions or non-actions would be deemed to be competing for new economic development and urge that those be defined in the bill.** Also, what does a community do if they have an agreement regarding a regional economic development proposal, but some other private developer comes into one of the municipalities under their own volition with another proposal on a different site? How does the municipality treat such application in order to not violate the contractual agreement not to compete? Does the agreement mean they have to obstruct the other development? We would hope not, but this needs to be thought out and spelled out in the legislation.

**At lines 21-22, why would intermunicipal cooperation be limited to transit oriented housing?** Given the dire need for housing across the state, we suggest separating transit oriented development and housing, making both, separately, matters on which two or more municipalities can cooperate.

The two sentences at lines 34-40 seem to directly conflict with each other.

Thank you for the opportunity to comment on this important legislation.