



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

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*Your Home  
Is Our  
Business*

February 19, 2013

To: Senator Danté Bartolomeo, Co-Chairman  
Representative Larry Butler, Co-Chairman  
Members of the Housing Committee

From: Bill Ethier, CAE, Chief Executive Officer

Re: **SB 442, AAC the Term of Affordable Housing Restrictions**

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. While our membership has declined over the course of our seven-year Great Recession from its high of 1,500 members, we build between 70% to 80% of all new homes and apartments in the state each year and engage in countless home remodeling projects.

**For all the reasons stated in our testimony on 8-30g bills at the prior public hearing, we are opposed to SB 442. This bill would further weaken the usefulness of the Affordable Housing Appeals Act by the for-profit building industry in providing needed housing for Connecticut's citizens.**

In addition, the current very lengthy deed restriction (forty years) is more than sufficient to guarantee affordability levels of set-aside units for a reasonably foreseeable future. Given the impossibility of predicting affordable housing needs or, indeed, even the makeup of a community that far into the future, deed restricting housing units in perpetuity is an unnecessary and unwarranted permanent cloud on title and permanent restriction on housing marketability. This type of change to 8-30g will force more for-profit builders to avoid using the act altogether. Whether this is the true intent of the sponsors, only they can answer.

Please reject SB 442. Thank you for the opportunity to express our views on this important topic.