



**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: **HB 5064, AAC Flow Capacity Studies of Affordable Housing and High Density Housing Projects**

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.

**We oppose HB 5064 as it represents another obstacle for affordable housing projects and is both unfair and unwarranted.**

The bill is flawed for two reasons. First, it unfairly singles out affordable housing and high density projects from other types of uses that produce waste water. We do not understand why affordable housing and high density projects would be targeted if the concern is truly the sewer capacity of the local treatment plant.

Moreover, the bill is unwarranted because in our experience the sewer capacity of any project is already considered by local zoning commissions and water pollution control authorities. The number of units in a project is typically reduced if treatment plant capacity is being approached, or a developer is denied sewer access and forced to redesign a project that meets alternative waste treatment standards (i.e., septic system standards under the Public Health Code, or DEEP's regulations for alternative system "package plants"). And, under 8-30g, which appears to be the bill's target, any legitimate waste water issue that would become a public health issue is grounds for denial of an affordable housing project and such denial would be upheld by the courts.

Therefore, please do not act on HB 5064.

Thank you for the opportunity to express our views on this important topic.