



**HOME BUILDERS & REMODELERS ASSOCIATION
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*Your Home
Is Our
Business*

**COMMERCE COMMITTEE
PUBLIC HEARING**

**Testimony
02/27/2020**

To: Chairwomen Hartley and Simmons, Ranking Members Martin and Cummings and distinguished Members of the Commerce Committee

From: Jim Perras, CEO

Re: **HB 5162: AN ACT REQUIRING THE ESTABLISHMENT OF THE LEARN
HERE, LIVE HERE PROGRAM**

The Home Builders and Remodelers Association of Connecticut (HBRA-CT) is a professional trade association with nearly 900 hundred business members statewide, employing tens of thousands of Connecticut residents. Our association of small businesses is comprised of residential and commercial builders, land developers, remodelers, general contractors, subcontractors, suppliers and those businesses and professionals that provide services to our diverse industry. We build between 70% to 80% of all new homes and apartments in Connecticut each year and engage in countless home remodeling projects.

If enacted, HB 5162 would require the Commissioner of Economic and Community Development to establish the Learn Here, Live Here program to help graduates of any institution of higher education or certain certificate programs of private occupational schools save toward a down payment on their first home in the state by segregating a portion of their state income tax payments for up to ten years after they graduate.

2018 birth rate statistics show Connecticut ranked 5th on the list of states with the lowest birth rates, with only Vermont, New Hampshire, Rhode Island and Massachusetts having lower rates.ⁱ Connecticut also ranks high amongst states, with aging populations, coming in at #14 on a 2019 list.ⁱⁱ In addition, in recent years Connecticut has hovered at the top of the list with regard to states experiencing outward migration.

These rankings and statistics, taken individually are unsettling. Together, they paint a picture of a state trending in the wrong direction and struggling to keep up on the national stage. The U.S. population has become increasingly transitory. In a recent study titled, "Which States Are People Moving To In 2019", of those surveyed 36.6% indicated that housing was their top reason for moving (see attached table).ⁱⁱⁱ Given that Connecticut has some of the most acute housing affordability issues, particularly in the Fairfield County area, HB 5126 would provide a powerful incentive to encourage young professionals just entering into the workforce to do so in Connecticut. The modest cost of implementing the Learn Hear, Live Here Program is an investment in the future of Connecticut that could help to reverse the negative trends reference

above. As such, the HBRA of CT asks that the Commerce Committee vote favorably to report HB 5126 out of Committee.

Thank you, for the opportunity to provide **testimony in support of HB 5126: An Act Requiring the Establishment of the Learn Here, Live Here Program.**

ⁱ <https://www.thebalance.com/birth-rate-by-state-4684536>

ⁱⁱ <https://www.prb.org/which-us-states-are-the-oldest/>

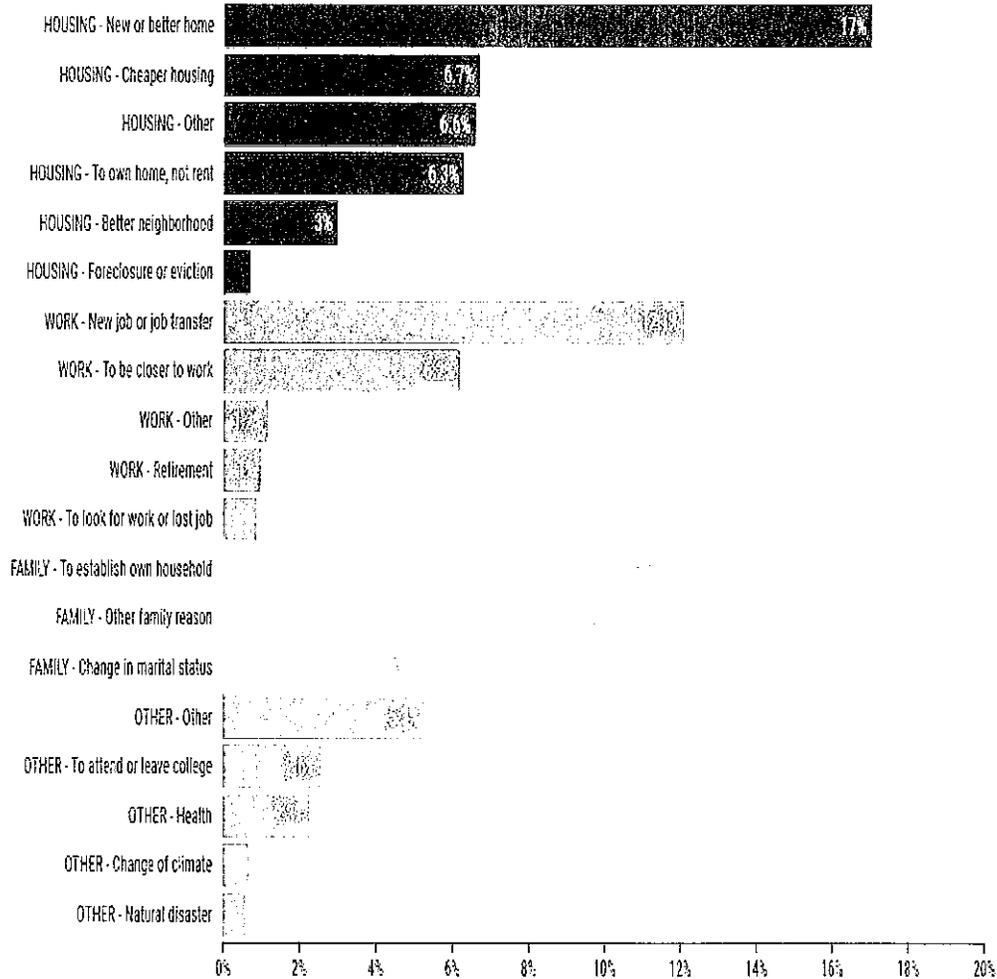
ⁱⁱⁱ <https://www.hireahelper.com/moving-statistics/migration-report/>



Why Did Americans Move in 2019?

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Top reasons for moving



HIRE A HELPER Source: [Geographic Mobility series by US Census Bureau](#)

Using U.S. Census Bureau Data, HireAHelper looked at the reasons why people moved in 2019 - no matter where their destination. The top reasons: found a new or better home, new job or job transfer, and setting up their own household.
Credit HireAHelper