



## 2012 Legislative Issues Statement Presented by the Home Builders Association of the Sioux Empire

The HBASE supports free market, affordable housing, which results in an increased number of homeowners and jobs for citizens in the Sioux Falls area. Affordable housing can also be defined as housing that in price and design fits with the socioeconomic standards of the homebuyer. The HBASE supports policies to reduce the governmental barriers to housing affordability. HBASE also supports policies that stimulate the production of affordable housing.

In furtherance of this position, we provide the following comments on specific issues:

- 1) HBASE supports and acknowledges the need for programs for affordable housing, however the HBASE also believes in a common sense approach to the guidelines of these programs.
- 2) HBASE opposes the implementation of impact fees that would further increase the cost of housing and new development.
- 3) HBASE urges our government representatives to consider how the adoption of new regulations or codes affects the cost of housing. Given its impact on housing affordability, HBASE is opposed to regulations that mandate residential fire sprinklers in new one and two-family homes.
- 4) HBASE supports the funding and construction of infrastructure projects in a timely manner to keep pace with the current and future housing demands. HBASE supports legislation to exempt developer installed storm sewer ponds from public procurement bid requirements.
- 5) HBASE supports stormwater management programs that are based on real science seeking reasonable outcomes. Concern remains regarding issues of affordability as well as duplicative and burdensome stormwater regulations. Erosion control is a significant expense for housing, HBASE supports a review of the standards and a common sense approach to policy and enforcement.
- 6) HBASE supports appropriations to continue at adequate levels to enable the quick delivery of drinking water through the Lewis and Clark Pipeline.
- 7) HBASE supports the conscientious planning of land use. However, the HBASE opposes overly restrictive planning regulations.
- 8) HBASE supports an equitable and effective system of funding Technical Education programs to meet the workforce development needs of the home building industry.
- 9) HBASE supports legislative efforts that would allow municipalities to impose an additional penny sales tax for a limited period of time for the purpose of a specific project so long as the additional tax imposed is referred to a vote of the people for its approval or disapproval in a given municipality.
- 10) HBASE is supportive of the National Association of Home Builders (NAHB) voluntary Green Building Standard. The Standard defines green building for single and multifamily homes, residential remodeling projects, and site development projects while still allowing for the flexibility required for regionally-appropriate best green practices. At the local level the HBASE's Sioux Empire Green Build program offers national verification and certification services to home builders, remodelers and developers assuring buyers that their homes meet the strict benchmarks established by the NAHB Green Building Standard.

**The Home Builders Association of the Sioux Empire (HBASE)** is a non-for-profit trade association representing over 700 builders and associate members to provide for the advancement of the community and building industry in the Sioux Empire's four county area (Lincoln, Minnehaha, McCook and Turner Counties). Growth and development in the Sioux Empire continues to flourish with the home building industry generating substantial local economic activity. The impacts of building 581 single family homes in the Sioux Empire provides: \$92.8 million in local income, \$8.3 million in taxes and other revenue for local governments, and 1,700 local jobs. **For Additional Information Contact:**

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