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**FOR IMMEDIATE RELEASE**

**ECONOMIC IMPACT STUDY SHOWS  
HOME BUILDING PAYS ITS WAY IN WASHINGTON COUNTY**

**ST. GEORGE** – An economic impact study conducted by the National Association of Home Builders (NAHB) Housing Policy Department shows that Washington County's home building industry not only pays for itself, its economic impact results in new income and jobs for Utahns and additional revenue for local governments.

The 3,690 single-family homes and 119 multi-family housing units that were built in the Washington County in 2005 will generate a cumulative \$400.5 million in revenue, compared to \$214.6 million in costs over the next 15 years. By the end of the first year, the housing industry's economic impact offsets all fiscal costs, pays off the debt and results in a surplus available to pay for government services. Single-family housing produces a net income to government of \$60.4 the first year and \$8.3 million each year thereafter. Multi-family housing produces a net income of \$2.1 million the first year, then nearly \$558 thousand per year thereafter.

"The national average for the building industry to pay off the one-time capital needs and annual services is four years, yet home building here in Washington County is paying that off in the first year," said Dr. Elliot Eisenberg, the senior economist who conducted the Washington County survey. "This is an incredibly fast rate of repayment and tells me that St. George residents should be thanking the building industry for footing the bill for a lot of city services."

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The economic impact study looks at the impact of the construction industry in three phases: the construction phase; the ripple effect; and, the occupancy phase. The impact of the three phases are added up, and then compared to the cost of services such as education, fire, police, utilities, parks and recreation and roads that are required to support the new housing units.

During the construction phase, the building of 3,690 homes creates 11,770 jobs (8,326 jobs in construction alone), generates \$73.4 million in local taxes and \$414.2 million of local income in the first year. The ripple effect of those homes, which includes the wages and profits local area residents earn during the construction period that are spent on other local goods and services, results in 7,226 jobs, \$20.7 million in local taxes and \$236.9 million in local income, also in the first year. The ongoing annual effect of those homes, which includes local jobs, income and taxes generated as a result of the homes being occupied, is 3,273 jobs, \$20.1 million in local taxes and \$103 million in local income per year. The first-year impact of building 119 multifamily units, including the ripple effect, resulted in 660 jobs, \$2.5 million in taxes and \$21.1 million in local income. The additional, annually recurring impacts include 125 local jobs, \$824 thousand in taxes and revenue for local governments and \$4.1 million in local income.

“It is important for us to look closely at these numbers,” said SUHBA President Mike Gardner. “We’ve been saying for a long time that local home builders are doing their part to build community, and these numbers show that we are a very important player in the overall economic health of the Washington County economy.”

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The NAHB model used to determine the economic impact of the housing industry was developed by NAHB in 1997 and has been applied to construction in more than 350 areas of the country. The Washington County study looks at the numbers of homes built in all of Washington County including the towns of Hurricane, Ivins, LaVerkin, Santa Clara, St. George and Washington City. Complete copies of the study are available by contacting SUHBA at (435) 674-1400 or downloading the study at [www.suhba.com/buildingimpactmodel](http://www.suhba.com/buildingimpactmodel) .

The Southern Utah Home Builders Association (SUHBA) is a non-profit trade association representing more than 790 members who employ more than 8,000 people in Washington County. SUHBA members include residential builders, remodelers, trade contractors and businesses related to the housing industry. Learn more at [www.suhba.com](http://www.suhba.com).

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