



HOME BUILDERS  
ASSOCIATION  
of  
METRO DENVER®

# Home Builder Advocate

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## UPCOMING MEETINGS & EVENTS:

**Jobsite Safety Committee**  
Tuesday, October 18  
2:00-3:30 p.m., HBA Lower  
Level Conference Room  
Contact: Chérie Talbert  
[ctalbert@hbadenver.com](mailto:ctalbert@hbadenver.com)

**Government Affairs  
Committee**  
Tuesday, October 25  
3:00 – 4:30 p.m.  
HBA North Conference  
Room  
Contact: Kim Calomino,  
[kcalomino@hbadenver.com](mailto:kcalomino@hbadenver.com)

**Class: Selling Energy Star,  
Selling Confidence**  
Wednesday, October 26  
8:00 a.m. – Noon  
HBA Board Room  
Contact: Kim Calomino,  
[kcalomino@hbadenver.com](mailto:kcalomino@hbadenver.com)  
Register at  
[www.hbadenver.com](http://www.hbadenver.com)

**HBA Annual Meeting/HBF  
Annual Luncheon**  
Thursday, October 27  
11:00 a.m. – 1:30 p.m.  
Inverness Hotel  
Contact: Beth Forbes,  
[bforbes@hbfdenver.com](mailto:bforbes@hbfdenver.com) or  
Toby Paioff,  
[tpaioff@hbadenver.com](mailto:tpaioff@hbadenver.com)  
Register online at  
[www.hbadenver.com](http://www.hbadenver.com)

**Event: BAR/CARE Awards  
Ceremony**  
Friday, October 28  
6:00 p.m. – 10:00 p.m.  
Denver Post Building  
Contact: Vicki Pelletier,  
[vpelletier@hbadenver.com](mailto:vpelletier@hbadenver.com)  
Register online at  
[www.hbadenver.com](http://www.hbadenver.com)

For a list of all HBA  
meetings and events visit  
[www.hbadenver.com](http://www.hbadenver.com)

## Jeff Whiton Takes the Helm as CEO of the Home Builders Association of Metro Denver

The long-time home building executive began his new role last week taking the helm as a leading voice of the home building industry. Whiton succeeds Roger Reinhardt, who retired after 24 years as the top executive of the HBA. In his new role at the HBA, Whiton said, "I view my job as to help create an environment where builders can create jobs and create value, not only in this industry, but the entire economy. Our members are the life blood of the home building industry. We are dedicated to building new homes which are state-of-the-art, employ best construction practices, and are sensitive to environmental concerns. The home building industry is also a key component of the U.S. economy and it is in all our best interests to help each other thrive in these trying times." For more information, please reference the attached press release or contact Cherie Talbert, [ctalbert@hbadenver.com](mailto:ctalbert@hbadenver.com) or Jeff Whiton directly at [jwhiton@hbadenver.com](mailto:jwhiton@hbadenver.com), 303-551-6725 or visit our home page at [www.hbadenver.com](http://www.hbadenver.com).

## Metro Housing Coalition Endorsements & Contributions

The Metro Housing Coalition (MHC) Board of Directors have just completed the vetting of candidates running for Mayoral and City Council seats in the City of Aurora, City of Thornton, the City and County of Broomfield and the Mayoral races in the City of Arvada and Lakewood. As you anticipate receiving your ballots this week, please look for a full Special Election Issue of the Advocate that will be released tomorrow. For further information, please contact Chérie Talbert, [ctalbert@hbadenver.com](mailto:ctalbert@hbadenver.com).

## Denver Issues Committee Takes up Fire Sprinklers

At their September 28th meeting the Denver Issues Committee met with representatives from the Denver Fire Department, Denver Building Department, Denver Water and the National Fire Protection Association. Members enumerated a long list of concerns, including cost; the general lack of information, training and planning for implementation of the fire sprinkler requirement; and the lack of cooperation and collaboration among the various entities having impact on that implementation.

Following that meeting, HBA met with members of the Colorado Chapter ICC/Fire Marshals Association Ad Hoc group on sprinklers asking that a plan be developed in conjunction with the HBA to overcome these issues. The HBA opposes the requirement, but supports making implementation as barrier-free and cost effective as possible in the event the requirements become effective. To facilitate this approach, the HBA has offered to host a meeting for builders and their various impacted trades to further inform the COICC/FMAC Ad Hoc group of the needs and issues that must be addressed. The HBA-hosted meeting will likely be held in November. Further information will be provided as available. For more information contact Kim Calomino, [kcalomino@hbadenver.com](mailto:kcalomino@hbadenver.com).

## Denver Ballot Initiative 300: Spread the Word and Vote NO

News on this contentious initiative has heated up recently. Learn more, join and contribute to the opposition campaign at [KeepDenverCompetitive.com](http://KeepDenverCompetitive.com). The HBA has a limited supply of No on 300 window signs available at our offices for member use.

## Castle Rock's New Impact, Development and Utility Fees Raise Some Questions

After passage of the new impact and utility fee structure, some builders have contacted the HBA on issues that will need to be worked through with the Town:

The Town had been including basements, patios, porches and garages in the square footage used to calculate the impact fees, raising the fees above the anticipated new lower amounts. The HBA notified the Town that this approach didn't align with the notion of home size relating to the number of occupants, hence to the level of impact. The Town agreed; as of 10/8 sated they would no longer include those areas in the square footage calculation of impact fees and will refund the difference in any already-paid fees.

Seminar: Built Green  
University  
Tuesday & Wednesday ,  
November 29-30  
8:00 a.m. – 4:30 p.m.  
HBA Education Room  
Contact: Traci D'Alessio,  
[tdalessio@earthlink.net](mailto:tdalessio@earthlink.net)

#### CITY GOV'T LINKS:

City of Aurora Council  
Agenda Link:  
[www.auroragov.org/auroragov/government/city\\_council/meetings\\_agendas\\_and\\_minutes/index.htm](http://www.auroragov.org/auroragov/government/city_council/meetings_agendas_and_minutes/index.htm)

City /County of Denver  
Council Agenda Link:  
[www.denvergov.org/default.aspx?alias=www.denvergov.org/citycouncil](http://www.denvergov.org/default.aspx?alias=www.denvergov.org/citycouncil)

Great Meeting Space  
Available at the HBA:

Members always receive a  
discount on facility rental

For a copy of the HBA  
Facility Rental Agreement or  
for more information contact  
Toby Paioff at  
[tpaioff@hbadenver.com](mailto:tpaioff@hbadenver.com)

The Town has apparently imposed a new requirement that all plan submittals be accompanied by calculations stamped by an engineer verifying anticipated water use. During stakeholder meetings it was the HBA's understanding that under the new tap fees builders would be allowed, on their initiative, to submit stamped calculations to demonstrate lower-than-standard water use on the basis of planned plumbing fixtures and irrigation design; not that all submittals would need to be stamped. We have requested clarity on this matter. There are likely other issues that both the builders and Utilities will need to clarify as the new standards and methodology are instituted. The HBA and Castle Rock Utilities are planning a meeting within the month to allow builders to discuss these issues. Notice of meeting date will be sent out in the near future. Please contact Kim Calomino, [kcalomino@hbadenver.com](mailto:kcalomino@hbadenver.com), with any questions or issues you may have with the new fees.

#### Denver Water Board to Act on Tap Fee Increases

At their October 26 meeting the Denver Water Board will act on recommendations from staff to increase system development charges in 2012. Staff has proposed two alternatives: Alternative One, a 3.4% increase; or Alternative Two, an 8.5% increase. The proposal states that the 3.4% increase is based on inflationary increases in the costs of infrastructure plus a \$500 increase in water rights valuation (to \$10,000 per acre foot). The 8.5% increase is based on the inflationary increases in the costs of infrastructure plus a \$2000 increase in water rights valuation (to \$11,500 per acre foot.)

The HBA has recommended that the Board forego, delay and/or reduce any fee increases. For more information or to comment contact Kim Calomino, [kcalomino@hbadenver.com](mailto:kcalomino@hbadenver.com).

#### Parker Water and Sanitation District Proposing New Fees

The PWSD Board public meeting on their 2012 budget will be held Monday October 17. The budget as proposed includes two new fees to be assessed on new housing: Renewable Water Resource, \$750, and Waste Water Plant Expansion, \$500.

During the 2009 PWSD Rate and Fee Study, in which HBA served as a stakeholder, it was determined that due to planned growth, expansion of the Waste Water Plant in the future would be required. The timeline of the expansion was pushed out due to the low level of construction activity and to help keep fees low. The plant expansion time line is for planning and design to occur in 2015 with construction to be being in 2016-17. To build reserves in preparation for the expansion, PSWD is proposing to adopt a fee now while acknowledging that they will need to have an analysis done in early 2012 to more accurately verify the appropriate fee.

The Renewable Water Fee is proposed on the strong likelihood that PWSD will sign on to the WISE Project as one of 13 participating south metro water providers needing to secure renewable water. In anticipation, the District needs to establish a fund to help meet their obligations as participants. The district also indicates that water user rates will increase due to the cost of the renewable water.

There are no proposed increases to existing PWSD fees. For more information or to comment please contact Kim Calomino, [kcalomino@hbadenver.com](mailto:kcalomino@hbadenver.com).

#### Commerce City Again Delays Codes Discussions

The City Council discussion on building codes which had once been postponed to October 10 has again been postponed. No new date has been scheduled. For more information contact Kim Calomino, [kcalomino@hbadenver.com](mailto:kcalomino@hbadenver.com).

*Home Builder Advocate* is a member benefit of the HBA of Metro Denver. We distribute this publication to our entire membership on a biweekly basis. Back issues are posted to [www.HBADenver.com](http://www.HBADenver.com), Publications & News.

If you are not an HBA member but would like to become one, please contact Vicki Pelletier at [vpelletier@hbadenver.com](mailto:vpelletier@hbadenver.com).

If you have questions about government affairs or any advocacy issue, please contact Kim Calomino, [kcalomino@hbadenver.com](mailto:kcalomino@hbadenver.com).

If you have questions about *Home Builder Advocate*, Public Affairs or the Metro Housing Coalition please contact Cherie Talbert, [ctalbert@hbadenver.com](mailto:ctalbert@hbadenver.com).