



HOME BUILDERS
ASSOCIATION
of
METRO DENVER®

Home Builder Advocate

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9033 E. Easter Place
Centennial, CO 80112
(303) 778-1400

www.HBADenver.com

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UPCOMING MEETINGS & EVENTS:

Stormwater Committee
Thursday, August 11
2:00 – 3:30 p.m.
HBA Boardroom
Contact: Chérie Talbert
ctalbert@hbadenver.com

Parker Signage Task Force
Tuesday, August 11
1:00 – 2:30 p.m.
HBA North Conference
Room
Contact: Kim Calomino,
kcalomino@hbadenver.com

Jobsite Safety Committee
Tuesday, August 16
2:00-3:30 p.m., HBA Lower
Level Conference Room
Contact: Chérie Talbert
ctalbert@hbadenver.com

Government Affairs
Committee
Tuesday, August 23
3:00 – 4:30 p.m.
HBA North Conference
Room
Contact: Kim Calomino,
kcalomino@hbadenver.com

Class: Energy Star V 3.0
Thursday, August 25
9:00 a.m. – Noon
HBA Board Room
Contact: Kim Calomino,
kcalomino@hbadenver.com
Register at
www.hbadenver.com

Castle Rock Contractors
Luncheon
Thursday, August 25
11:30 a.m. – 1:00 p.m.
Town Police Station
Municipal Court Room
100 Perry St.
RSVP to Traci Beauman,
Tbeauman@crgov.com

CALL TO ACTION:

Support the *Keep Denver Competitive Campaign*; Defeat Harmful Measure on November Ballot

On Denver's November ballot will be a measure that, if passed, will have costly impacts on businesses with employees working in the City and County of Denver, *regardless of where that business is located* (based on legal analysis), and including part-time and temporary workers. Among the proposal's inclusions:

- All employees working in Denver for at least 40 hours in a year would be entitled to paid sick and safe leave at the rate of one hour for every 30 hours worked.
- Employers would be mandated to provide one-hour of paid sick and safe leave for every 30 hours worked.
- Sick and safe leave would be compensated at the same hourly rate and with the same benefits the employee currently receives.
- The employee is not required to give any notice to the employer and is not required to find a replacement worker.
- Sick leave may be taken in as few as one-hour increments and the employee is not required to provide a doctor's excuse unless the absence is greater than 3 days.
- Businesses with 10 or more employees must provide up to 72 hours of sick and safe leave annually.
- Businesses with fewer than 10 employees must provide up to 40 hours of sick and safe leave per year.
- The mandate would be administered and enforced by the Denver Agency for Human Rights and Community Relations, which has only 8 employees and would be granted broad powers to adopt rules and procedures for enforcement.

A coalition of business organizations, including the Denver Metro Chamber of Commerce, Downtown Denver Partnership and Colorado Restaurant Association, is leading the opposition campaign, *Keep Denver Competitive*. The HBA Board of Directors at their August 9th meeting passed a resolution in opposition to the initiative and in support of the *Keep Denver Competitive* campaign, which is working to protect small Denver businesses by defeating this harmful measure on the November ballot.

That resolution calls on all members of the HBA to support the *Keep Denver Competitive* campaign. **Learn more and contribute to the campaign at <http://keepdenvercompetitive.com/>.** Please share this information with your employees and trade partners. Remember; according to the legal analysis provided to the campaign, your business need not be located within Denver to be impacted. If any of your employees work in Denver, this mandate will impact your company. For more information contact Kim Calomino, kcalomino@hbadenver.com.

Castle Rock Town Council Directs Staff to Bring Forward Ordinance to Revise Impact Fees

At their August 9th meeting Town Council heard staff recommendations for significant changes to impact, utility and cost of service fees. As reported in the last issue of *Advocate*, if approved, the proposed change in fees would result in a net reduction of approximately \$5,500 for smaller homes and \$2,828 for larger homes. Council was supportive of the recommendations and directed staff to develop an ordinance for adoption. It is anticipated that first reading will be early September, with a possible effective date of 10/13.

Following nearly two years of advocacy work on the issue, the HBA stands ready to support these recommendations. If approved by Town Council, the shift will represent a significant benefit to HBA members working in Castle Rock and a positive movement by the Town to better position Castle Rock in the competition among communities to attract development and growth.

Please contact Kim Calomino, kcalomino@hbadenver.com, for more information or to comment.

Aurora Joint Task Force
Thursday, September 1
3:30 p.m. – 5:00 p.m.
Mt. Elbert Room, Aurora
Contact: Kim Calomino,
kcalomino@hbadenver.com

Broomfield Coordinating
Committee
Friday, September 23
11:00 a.m. – Noon
Broomfield City & County
Bldg., One DesCombes Dr.
Zang Spur Room
Contact: Kim Calomino,
kcalomino@hbadenver.com

For a list of all HBA
meetings and events visit
www.HBADenver.com

CITY GOV'T LINKS:

City of Aurora Council
Agenda Link:
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

Great Meeting Space
Available at the HBA:
Consider using the HBA
facilities for your next
meeting or training event -
and let others know of the
advantages of holding their
meetings at the HBA:

State of the art A/V
equipment

Education Room seats up to
90 & has kitchen access

Use your own caterer to
keep food & beverage costs
down

Meeting rooms in sizes to
accommodate nearly every
size & type of event

Very reasonable user fees

Ample parking for most
events; overflow parking for
a reasonable fee

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

Communication between Local Jurisdictions, Developers, Builders and Dry Utilities is Critical

At its recent meeting the HBA Regulated Utilities Committee heard extensive discussion from developers, builders and utilities on the critical role open and frequent communication plays in ensuring timely and consistent design, scheduling and pricing. Also discussed were instances of local municipalities amending requirements for utility infrastructure without engaging the development community and utilities in the discussion leading to the changes or providing notice of those changes once enacted. The committee will prepare letters to metro area jurisdictions calling attention to the issue and seeking greater involvement going forward.

Key to identifying and working through such issues is strong member participation in the Regulated Utilities Committee. The committee meets bi-monthly on the second Tuesday at 8:30-9:30 a.m. at the HBA. The next meeting is Tuesday, October 11.

Developers and builders are encouraged to send a representative to the next meeting. In the meantime to send any questions, concerns or recommendations to committee chair Tim Buschar, tsbuschar@drhorton.com, or co-chair Deidre Gregg-Donovan, donovan@UnitedPower.com. For more information or to be added to the committee distribution list, contact Kim Calomino, kcalomino@hbadenver.com.

Denver Tax Amnesty

The City and County of Denver has established a Tax Amnesty Program which will run from October 2011 through December 30, 2011. The program provides taxpayers the opportunity to pay any unreported back taxes while avoiding penalties and criminal prosecution. Interest charges on delinquent taxes will also be reduced by half. Taxes eligible under the program include sales tax, use tax and occupational privilege tax for tax liabilities incurred on or before June 30, 2011.

For more information contact Kim Calomino, kcalomino@hbadenver.com.

Member Comment Needed on Proposed Radon Mitigation Mandate in Arvada & Lakewood

Jefferson County Health Department is currently seeking adoption of the 2009 IRC Appendix Chapter F, Radon Control, in both Lakewood and Arvada; they intend to pursue adoption in all JeffCo municipalities. The HBA requests that members working in those communities, as well as other JeffCo municipalities, review the appendix chapter requirements and provide their costs to comply; comments regarding the requirement, and information on any current voluntary means they may employ relative to addressing potential buyer concerns regarding radon. Comments are needed as soon as possible. To provide comments or receive a copy of the radon appendix chapter, contact Kim Calomino, kcalomino@hbadenver.com.

Lone Tree Preparing to Move to 2009 Codes

Proposed amendments to the 2009 codes have been drafted and provided to the HBA for review and comment. No timeline associated with council hearing has yet been set. To receive a copy of the proposed amendments contact Kim Calomino, kcalomino@hbadenver.com.

Know What Codes Have Been Adopted, Where?

The HBA tracks the code adoptions in all municipalities and counties in its eight-county metro area territory. Pending amendments, adoptions and effective dates are announced as they occur here in *Home Builder Advocate*, but if you need the most current information contact Kim Calomino, 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, Publications & News.

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

If you have questions about government affairs or any advocacy issue, please contact Kim Calomino, 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.