



HOME BUILDERS  
ASSOCIATION  
of  
METRO DENVER®

# Home Builder Advocate

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## UPCOMING MEETINGS & EVENTS:

**OSHA 10-Hour  
Construction Safety  
Course**  
Friday, September 9 & 16  
8:30 a.m. – 3:30 p.m. HBA  
Education Room  
Contact: Chérie Talbert  
[ctalbert@hbadenver.com](mailto:ctalbert@hbadenver.com)  
Register at  
[www.hbadenver.com](http://www.hbadenver.com)

**Jobsite Safety Committee**  
Tuesday, September 20  
2:00-3:30 p.m., HBA Lower  
Level Conference Room  
Contact: Chérie Talbert  
[ctalbert@hbadenver.com](mailto:ctalbert@hbadenver.com)

**Class: 2009 IECC**  
Wednesday, September 21  
9:30 a.m. – Noon  
HBA North Conference  
Room  
Contact: Kim Calomino,  
[kcalomino@hbadenver.com](mailto:kcalomino@hbadenver.com)  
Register at  
[www.hbadenver.com](http://www.hbadenver.com)

**Member Advantage  
Breakfast**  
Thursday, September 22  
8:30 a.m. – 10:00 a.m.  
HBA Education Room  
Contact: Vicki Pelletier,  
[vpelletier@hbadenver.com](mailto:vpelletier@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](mailto:kcalomino@hbadenver.com)

## What Would the Passage of Denver Initiative 300 Mean to Your Business?

Members with Denver business addresses, look out! Members whose businesses are not located in Denver, but who have employees who work in Denver at least 40 hours a year on your behalf – you need to look out too. Initiative 300 is going to cost you. Calculate just how much Initiative 300 will cost you, year in and year out, by using the Cost Calculator at [Keep Denver Competitive: No on 300](#).

Initiative 300 is polling very well, and the campaign to defeat it faces an uphill climb against millions in outside-the-state dollars. The HBA Board of Directors is asking its members to help defeat Initiative 300. Join the coalition and make a donation at [Keep Denver Competitive: No on 300](#). Even small contributions add up...and will be a small measure to avoid the higher costs of doing business if Initiative 300 passes.

To further assist the campaign, we are asking our members to take a quick [survey](#) on your perceptions of mandated paid sick leave as well as general information on the current business environment in Denver. It will take less than 5 minutes – please take the [survey](#) now.

## Castle Rock Impact and Development Fee Changes Progressing Toward Adoption

At their September 6 meeting Castle Rock Town Council approved on first reading with a 7-0 vote the proposed changes to impact, utility and development fees that will result in significantly lower net fees for residential development. Second reading is scheduled for Tuesday September 13 and will be treated as an emergency measure, allowing the revised fees to be effective immediately upon passage rather than with a delay of 30 days. Council is expected to pass the ordinance on second reading.

The revised fees are proposed to be in effect for balance of 2011 and all of 2012. Technically, the fees will remain in effect until council asks for a review; there is no mandate review schedule included in the ordinance as has previously been the case. One exception is the water and waste water fees, which will have an annual review to include both rates and fees.

The HBA and several members served on the stakeholder group established to provide input on the fees study and resulting recommendations; such involvement has once again proved invaluable to a positive outcome. For more information or to comment contact Kim Calomino, [kcalomino@hbadenver.com](mailto:kcalomino@hbadenver.com).

## City of Louisville Prepared to Consider Impact Fee Adjustments

Following a study conducted by consultant TischlerBise and with the input from a stakeholder's group on which the HBA and members served, city staff is preparing to make its recommendations to City Council regarding revisions to their impact fees. As was the case in Castle Rock and following a growing national trend, TischlerBise has recommended "scalable" impact fees. In Louisville the proposed fees are based on the number of bedrooms in single family attached and detached, with flat fees set for multifamily units. If the recommended fees are adopted, single family detached homes with three or fewer bedrooms will see a net decrease in impact fees, while those with 4 or more bedrooms will see a net increase. Single family attached homes with two or fewer bedrooms will have a net decrease in fees; those with 3 or more bedrooms will have a net increase. Multifamily homes will have a flat rate, resulting in a decrease.

The recommendations are slated for discussion at the Council study session on September 20. For more information or to comment contact Kim Calomino, [kcalomino@hbadenver.com](mailto:kcalomino@hbadenver.com).

## CDPHE's Water Quality Control Division Launches Twitter Updates

To aid in notifying interested parties of the Division's enforcement activities and other water quality related information the Division has created its new enforcement Twitter profile, which can be found at [http://twitter.com/WQCD\\_Enforce](http://twitter.com/WQCD_Enforce).

**Government Affairs  
Committee**

Tuesday, September 27  
3:00 – 4:30 p.m.

HBA North Conference  
Room

Contact: Kim Calomino,  
[kcalomino@hbadenver.com](mailto:kcalomino@hbadenver.com)

**Denver Issues Committee**

Wednesday, September 28  
3:00 – 5:00 p.m.

HBA Board Room

Contact: Kim Calomino,  
[kcalomino@hbadenver.com](mailto:kcalomino@hbadenver.com)

For a list of all HBA  
meetings and events visit  
[www.HBADenver.com](http://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](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 Division states that it is committed to continuously enhancing and improving its communication techniques in order to distribute information efficiently and effectively to all segments of the public.

For more information, contact Scott Klarich, Unit Manager, Enforcement Unit, Compliance Assurance Section, Water Quality Control Division, Colorado Department of Public Health and Environment

Direct Line: (303) 692-3564, [scott.klarich@state.co.us](mailto:scott.klarich@state.co.us). For information on the HBA's Stormwater Committee contact Chérie Talbert, [ctalbert@hbadenver.com](mailto:ctalbert@hbadenver.com).

**City of Boulder Reviewing its Affordable Housing Requirements**

After over a year of work, the City of Boulder's Affordable Housing Task Force will present its recommendations to City Council at its September 20<sup>th</sup> meeting. Some of the recommendations include:

- Acknowledging that the new residential development community currently bears a disproportionate share of the affordable housing burden
- That the IHO needs to be improved, including possibly reducing the requirement from 20% to 10%
- Reducing cash-in-lieu fees in an effort to produce more funds for affordable housing
- Pursuing new potential funding sources, acknowledging that the costs should be shared equitably among all sectors of the community
- Leveraging land use and development review tools to encourage affordable housing by encouraging smaller dwelling units, higher density zoning in transit corridors
- Exploring ways to hold down HOA fees to owners of affordable units

Additional information and background on the Task Force may be found at [www.boulderadffordablehomes.com](http://www.boulderadffordablehomes.com) – click on CHATS: Affordable Housing Task Force. The full Task force report will be available on line at the above web address and on the city website, [www.bouldercolorado.gov](http://www.bouldercolorado.gov), under council memos no later than Friday September 16. For further information or to comment contact Kim Calomino, [kcalomino@hbadenver.com](mailto:kcalomino@hbadenver.com).

**NAHB International Builders Show Providing Break on Registrations during Month of September**

If you register for the 2012 NAHB International Builders Show (IBS) during the month of September, you can choose either a free 4-day expo pass or \$100 off a full registration fee of \$325. Registering a spouse? Spouse registrations are free in September!

Dates for the upcoming show are February 8-12, 2012 and will be in Orlando, Florida. Over 200 education sessions, hands-on access to new products, relaxed networking events, and insights into markets and trends will be highlights to the show.

Save the date and register early for the discounts! Visit [www.buildershow.com/september](http://www.buildershow.com/september) for more information.

**Did You Know?**

You can **update your member record** by logging on at [www.HBADenver.com](http://www.HBADenver.com) under the Membership Tab (click on [Update Your Company Information](#).) Keeping your records current helps you and helps us. If you need assistance logging on, contact Toby Paioff at 303-551-6728 or [tpaioff@hbadenver.com](mailto:tpaioff@hbadenver.com).

**HomeSafe® Colorado is accepting applications** for membership. Operated by the Job Site Safety Committee, the objective of HomeSafe is to reduce and/or eliminate job site hazards. For more information visit the [Job Site Safety Committee page](#) at [www.HBADenver.com](http://www.HBADenver.com) or contact Chérie Talbert, [ctalbert@hbadenver.com](mailto:ctalbert@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).