



HOME BUILDERS
ASSOCIATION
of
METRO DENVER®

Home Builder Advocate

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9033 East Easter Place
Centennial, CO 80112
(303) 778-1400
www.HBADenver.com

UPCOMING EVENTS:

Regulated Utilities Committee

Tuesday, May 10, 8:30-9:30
am, HBA North Conference
Room
Contact: Kim Calomino,
kcalomino@hbadenver.com

Jobsite Safety Committee

Tuesday, May 10, 2:00-
3:30 pm, HBA Lower Level
Conference Room
Contact: Chérie Talbert
ctalbert@hbadenver.com

Denver Issues Committee

Wednesday, May 11, 3:00-
4:00 pm, HBA Board Room
Contact: Kim Calomino,
kcalomino@hbadenver.com

Stormwater Committee

Thursday, May 12, 3:00-
4:00 pm, HBA Board Room
Contact: Chérie Talbert
ctalbert@hbadenver.com

Parker Coordinating Committee

Special meeting regarding
signage
Thursday, May 12, 1:00-
2:00 pm, 20120 E.
Mainstreet, Parker
Contact: Kim Calomino,
kcalomino@hbadenver.com

Arvada Coordinating Committee

Thursday, May 26, 8:00-
9:00 am, City of Arvada,
CCR Conference Room
Contact: Kim Calomino,
kcalomino@hbadenver.com

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

Welcome New Executive Vice President, Sam Albrecht, CAE

The HBA welcomes Sam who officially starts as the New Executive Vice President of the HBA today. Prior to joining the HBA, Sam served as Assistant Vice President of Association Headquarters in Mount Laurel, New Jersey and has extensive trade association management experience. Roger Reinhardt is retiring after an impressive 26 years as the top executive of the HBA. Welcome Sam and congratulations on your retirement Roger!

Longmont Council Votes to End Inclusionary Housing Mandate

At their April 26 meeting Longmont City Council voted 4 to 3 to end their 10% (and in some cases higher) requirement for affordable housing in new developments. Council must now conduct a public hearing process to officially repeal the ordinance. The Council's next direction will likely include establishing a broad stakeholder group to thoroughly examine what, if any, need for mandated affordable housing exists; how that need should be met; how that need should be afforded; and what metrics should be established to allow any requirement to adjust to the market over time.

This represents a success repeatedly sought and denied over many years and through the succession of many councils, sending a message that this Council supports fair and effective regulation and intends to be "open for business."

The HBA participated with a large group of stakeholders, including builders, developers, realtors and lenders, to provide our encouragement to council to remove this long-standing onerous requirement which, particularly now, is creating a costly impediment to the new home market, and which has always been, in our view, an unfair mandate on a single industry to solve a societal issue. The testifiers in favor of repeal included IHO home owners who stated that the deed restrictions "trapped" them in their homes.

Among the many industry-related supporters of the repeal we in particular thank member David Gregg, Boulder Creek Builders, for his leadership and measured voice in a hotly contested debate. For more information or to comment contact Kim Calomino, kcalomino@hbadenver.com, 303-551-6733.

Denver Building Code Update

The HBA was finally able to secure in the proposed adoption of the 2009 IRC an aligned effective date of January 1, 2013 for fire sprinklers in 1 & 2 family homes and town homes (as an interim solution to our opposition to the requirement in its entirety.) The codes are now scheduled to go before City Council's Land Use, Transportation and Infrastructure Council Committee on 5/10 for review. The codes will be scheduled for Council action at some time in the future. Upon adoption the city will implement a four-month transition period. Watch *Home Builder Advocate* for further updates. For more information or to comment contact Kim Calomino, kcalomino@hbadenver.com, 303-551-6733.

Broomfield Coordinating Committee Update

The HBA/Broomfield Coordinating Committee, chaired by members John Dutch, Standard Pacific, and Jason Luce, Pulte Homes, met with city staff on April 29. Among the items discussed were:

Broomfield requires a revision sheet with revised code plan submittals. Broomfield will issue permits while plan review is underway. They expect that, while the basements are being dug, underground work is being done and foundations are being poured, they should be able to complete their plan reviews.

Broomfield is undertaking an audit of their sewer/water infrastructure to together with a fee study to determine sewer and water fees for 2012. The HBA will remain engaged in this process and provide further

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.asp?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:

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information as it becomes available. Member input is welcome.

Broomfield is reviewing engineering standards to determine changes to street and sidewalk construction standards to address the heaving that is occurring under current standards. Residential foundation construction would also be affected by their findings/determinations. This item will be a regular part of ongoing Broomfield Coordinating Committee meeting discussions. Member input is requested.

During their last code adoption, a proposal to adopt construction waste management requirements was removed, with direction from council for staff to engage builders in discussions on strategies and processes that are effective and without undue burden and expense. This too will be an on-going discussion in which we seek member participation.

The next meeting has been tentatively set for Friday, June 24 at 11:00 am. Builders, developers and their consultants with interests in Broomfield are encourage to contact Kim Calomino, kcalomino@hbadenver.com, 303-551-6733, to be placed on the contact list for this committee and to provide topic suggestions for the agenda.

Parker to Extend Partial Forgiveness of Deficit Reduction Fee

The resolution passed in May 2009 providing 50% relief of the deficit reduction fee was set to expire May 31, 2011. At HBA urging, the Town Council determined to extend this relief for another two years. For more information contact Kim Calomino, kcalomino@hbadenver.com, 303-551-6733.

Parker Coordinating Committee Update

The HBA/Parker Coordinating Committee, chaired by member Scott Sinelli, Village Homes, met on April 21. Among the items discussed were:

The town has been meeting with a stakeholder group of developers to identify ways to streamline and improve a variety of processes and requirements, including the development review process; street sections; the roadway manual; residential development phasing; options for financial security requirements and final acceptance on roadway improvements.

Many builders expressed significant challenges in driving homebuyer traffic to new communities due to the Town's restrictions on signage. A separate meeting has been set for May 12 at 1:00 at the Town Hall to further discuss this issue.

Some builders stated that the stormwater/erosion control requirements, particularly full lot blanket coverage, are costing more per lot than in other jurisdictions. Compliance manager Adam Nelson asked that builders meet with him individually to go over what in particular is driving higher costs in Parker. Adam can be reached at anelson@parkeronline.org.

For more information contact Kim Calomino, kcalomino@hbadenver.com, 303-551-6733.

School Districts 27J and Adams County 14 Seeking Increase in Cash-in-Lieu Fees

The school districts have produced a study demonstrating that cash-in-lieu fees, which are based on land value, have not kept pace with actual land value increases and are seeking to increase those fees significantly. The HBA will be scheduling a meeting with District 27J to gain more information and to provide our perspective. If you have building or development interests in areas served by either of these school districts please 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 a 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.