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HOME BUILDERS
ASSOCIATION
of
METRO DENVER®

Industry Issues Policy

The Home Builders Association of Metro Denver, among its many charges, is responsible for monitoring and interfacing with over thirty government and regulatory agencies within the eight county metro area. To effectively manage this complex network, the association is structurally organized to deal with those entities and the issues that emerge from within these areas of responsibility. A sophisticated system of committees has been developed to review, analyze and recommend appropriate positions and actions on issues of concern to the home building and development industry.

As industry issues emerge or potential issues are identified the association responds utilizing a system of checks and balances to maintain organizational integrity and effectiveness. As issues are identified and brought forward to any of the association's committees, the first priority of the committee chair is the activation of the "issues management policy". This will insure that the organizational structure and internal resources of the HBA are employed properly, thereby producing results that are consistent and in harmony with the association's stated philosophies and policies.

The utilization of the issues management policy is the principle responsibility of the individual committee chair and the appropriate staff liaison from the HBA. Listed below are the procedures that must be followed as the association becomes involved with an industry related subject.

1. As an issue is identified by the committee chair in a specific area, he/she will immediately contact the assigned HBA staff liaison. A brief analysis of the situation is required, including a priority rating as it pertains to the issue's potential impact and need for response.
2. The staff liaison will then alert the HBA Executive Vice President and, when appropriate, other staff and additional committee chairs whose committees may have an interest in or relevance in the identified issue.
3. The responsible committees, under the coordination of the staff liaison(s), will examine and address the issue at hand. Since some issues may impact the industry and the association monetarily, create a precedent that could modify the HBA's stated philosophies, or conflict with an existing HBA policy, it is imperative that the association's executive committee and board of directors have the opportunity for review and comment prior to any binding action. In the case of government affairs issues, the Government Affairs Committee will be responsible for reporting to the executive committee and board of directors. In all other areas, the committee directly responsible for oversight or having the appropriate expertise on the issue may make recommendations to the executive committee and board of directors for review and comment.
4. A process that provides for and incorporates input from HBA committees having an interest or expertise in the issue must be initiated. As each issue is examined and positions are developed, appropriate cross committee communication and consensus building are key elements in this process. A recommendation or statement of position by any committee with oversight responsibilities or expertise on each issue is necessary prior to review or comment by the executive committee or board of directors.

5. Any questions regarding the issue management protocol should be addressed to the Executive Vice President. The abbreviation or deviation from the standard steps of the policy must be approved by the Executive Vice President.
6. No committee chairperson, member or staff member is authorized to independently make representations on behalf of the association or industry without first proceeding through the protocols identified about. In cases where association policy is in question, it is imperative that this process be adhered to explicitly.

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