



HBA

Housing & Building Association of Colorado Springs

HBA Mission Statement

The Housing & Building Association of Colorado Springs is committed to promoting policies that allow for the production of safe, decent and affordable housing and to enhancing the environment for the housing and building industry in El Paso county.

Government Affairs

Purpose Statement

The Housing & Building Association of Colorado Springs Government Affairs Team will be a strong voice for the building industry. The team will work to increase the industry's political and regulatory influence by communicating effectively with elected officials and government staff in order to foster a beneficial business climate for the members and protect housing affordability for the community.

Government Affairs in Action in 2008

Traffic Engineering

After HBA members expressed numerous concerns about delays and unsubstantiated comments by City Staff, the Government Affairs Staff along with over a dozen members convened a meeting with the City's Traffic Engineering Manager and the Assistant City Manager. In a frank and candid discussion, HBA members identified a number of issues that caused undue delays and uncertain outcomes for projects. The City worked to develop additional processes to address a number of these problems, which has resulted in a reorganization of this area focusing more on outcomes and less on cumbersome processes.

Utilities Development Review

HBA Staff convened several meetings with the management of the Springs Utilities' Water Division to discuss processing problems. Following these initial meetings HBA Government Affairs Staff convened a meeting with representatives of sixteen of the engineering firms that work with Springs Utilities. The members identified a number of issues ranging from unsupported requirements to a lack of customer service. A letter with these concerns was sent to Springs Utilities along with a request that Utilities Staff identify areas that they felt our members were falling short of in their submittals. Utilities responded with a list of process changes designed to remove many of the "choke points" identi-

fied in the HBA letter along with several areas that they felt our members were lax in their submittals, which our members agreed were justified. This has opened the door to additional meetings and changes that have benefited the overall process.

Statement of Development Review Philosophy, Principles and Standards

As a consequence of the changes brought about by the issues raised by Government Affairs Staff and members to both Traffic Engineering and Springs Utilities, these entities along with the management of all of the other entities that oversee development plans in Colorado Springs have entered into a written document outlining specific customer service and review standards designed to improve timeliness, address customer service issues, and foster a sense of partnership rather than an "us versus them" approach. HBA is hopeful that this will serve as the cornerstone for an improved working relationship with all of the entities involved.

Member Appointments to Key Boards and Commissions

Development Review Enterprise Advisory Board - **Jay Garcia**
Colorado Springs Planning Commission - **Ed Gonzalez**
Colorado Springs Sustainability Committee - **Randy Case, Doug Stimple, and Kevin Walker**

City Manager Key Issues Memo

Working through the Public Policy Council, HBA members provide an overview of emerging industry issues and an update of ongoing issues to the City Manager on a monthly basis. These issues have resulted in reallocation of Staff resources, reprioritization of actions by City Staff, and a written update by City Staff in response to each of the items identified. This vehicle has helped improve communications between HBA and with the written format has improved accountability by the City Staff along with a tracking vehicle for our members and City Management.

Regulatory Affairs

Purpose Statement

The Housing & Building Association of Colorado Springs Regulatory Affairs Staff, an arm of the Government Affairs team, will to increase the industry's impact by working with our members to identify and craft solutions to merging issues. HBA will accomplish this through member involvement, Staff support, educating elected officials, and building strong relationships with those in government whose decisions affect the industry's ability to provide affordable housing in our community.

Regulatory Action in 2008

The Regulatory Affairs Staff works closely with members in an effort to reduce unnecessary regulatory mandates. Issues are generally dealt with during the developmental stages so the voice of the industry can be considered in discussions and negotiations resulting in a beneficial outcome for the building industry.

2008 National Electrical Code (NEC)

The 2008 proposed National Electrical Code (NEC) mandated changes that threatened the affordability of new homes. An increase of approximately \$1500 per new home was the estimated cost if the proposed changes were implemented. The Regulatory Affairs team rallied opposition asking local HBA's around the state to participate in drafting letters to be considered by the State Electrical Board at a public hearing. Our Regulatory Staff believed that a strong consolidated position of opposition would serve to either remove these new provisions or at least delay their implementation.

Although HBA was unable to sway the State Electrical Board, the Regulatory Affairs team along with HBA Members worked with our local Regional Building Department (RBD) to review and clarify language in the local Code. The efforts were successful and they resulted in the postponement of the adoption and implementation of the 2008 NEC in the Pikes Peak Region until mid 2009. This delay will coincide with the effective dates for a number of other International Code Council codes.

Urban Wildland Interface Area

Several years ago many of the Fire Districts located in unincorporated El Paso County adopted the 2003 International Fire Code. This new Code required builders to install a sprinkler system or do mitigation for all homes larger than 3600 sq. ft in the affected Districts. However, enforcement was nonexistent until El Paso County developed a map of the Urban Wildland Interface area in late 2007. In January of 2008 the County and the affected

Districts began enforcement and insisted that the sprinkler requirement be met before a permit was issued. This policy was implemented without completing the official policies and procedures and without informing the building industry.

The Regulatory Affairs team organized a meeting with the Districts and a number of the Builders to discuss the history of this requirement and the potential impacts of these policy changes. Due to the efforts of Regulatory Affairs Staff, the Fire Districts agreed to work on a case-by-case basis with those builders who were not aware of the sprinkler systems requirement and had not accommodated for those costs in the contracts that were already in place with the new home buyer. In one case a District, delayed enforcement until June 1.

Regulatory Affairs Staff conducted further discussions in an attempt to reduce the certification requirements for both sprinkler designers and installers and those efforts resulted in more certified installers which ultimately brought costs down. With the cooperation from RBD, the Fire Districts, and El Paso County, the Regulatory Affairs team and HBA Members created a win – win for everyone and limited the impact on the affected Builders dealing with the issue.

HVAC

The Pikes Peak Regional Building Department (RBD) proposed residential HVAC requirements in the absence of previous duct design requirements regarding "air distribution" in the envelope of a residential home. The Regulatory Affairs team convened a meeting with representatives from RBD and industry members to discuss the RBD proposal as code and it's acceptability for enforcement by the industry.

The industry agreed that the new requirements were necessary to allow the designed air distribution of the HVAC system to function properly. Through the efforts of the Regulatory Affairs Staff RBD and the industry agreed on the means of achieving the required air distribution without reintroducing duct design.

Temporary Access to Development Construction Sites

The Colorado Springs Fire Department (CSFD) raised concerns regarding emergency service access during construction. The Regulatory Affairs team convened several meetings with Builder/Developer members and the CSFD to work together to create a checklist and discuss policy clarifications and definitions so that reasonable expectations for maintaining a safe and accessible worksite could be set for the industry.

Leadership is a performing art. Your instrument is you.

Stewart D. Friedman

Political Affairs

Purpose Statement

The HBA Political Action Committee (PAC) of the Housing & Building Association of Colorado Springs supports the Association in the political process. PAC seeks to position the Association as a strong and influential organization by increasing member awareness and participation to elect Candidates to local and state offices that are advocates for private property rights, pro business, and supporters of the free market and a growing, vibrant community.

Changes to Political Affairs Team

In 2008 our PAC leader and the author of the famous “Braden Doctrine”*, Ralph Braden, Jr., who served HBA as the Political Action Committee (PAC) Chair for over 20 years retired because he had “bigger fish to fry”. Fortunately for the HBA Membership, Ralph is not going far. He will serve the industry once again as our HBA President in 2009.

Elected to replace Ralph is the tenacious and hardworking Kevin Walker of the Nor’wood Limited, Inc. Kevin has been active in the HBA serving as the President of the HBA in 2004, as our team leader on many issues including our Water Task Force, and as a Member for many years of the HBA’s Political Action Committee.

**For a copy of the “Braden Doctrine” please contact sarah@cshba.com*

HBA Political Affairs Partners with Citizens for Effective Government (CEG)

Offers the “Safer Community Initiative”

The Political Affairs Staff has played an important leadership role in the Citizens for Effective Government (CEG) and in the many successful initiatives this group of community and business leaders has led on behalf of the Pikes Peak Region including the very successful RTA (Rural Transportation Authority) Initiative which was passed by the CEG and our communities leadership in 2004.

With the ever growing crisis for funding our region’s public health and safety infrastructure the CEG has worked for over 18 months on a solution to bring to the voters in El Paso County in November. The HBA Board of Directors voted to both support the Initiative and contribute financially **recognizing that a safe and healthy community is one that people migrate too not escape from.** They also have allowed the Political Affairs Staff to spend over 500 hours to work to bring this Initiative forward with the CEG.

The “Safer Community Initiative” will ask for a 1 Cent County Sales Tax to support public health and safety only. This tax will fund the expansion of the currently unsafe and overcrowded regional jail, increase the ratio of deputies to inmates – which now is at least 50% below the national standards, upgrade the Office

of Emergency Management, overhaul of the 911 data center for the City of Colorado Springs, and increase the number of inspectors to assure that our community restaurants, swimming pools, and child care facilities are properly monitored and inspected. ***For more information on the “Safer Community Initiative” contact sarah@cshba.com***

Statewide Legislative Issues

Due to the efforts of the Colorado Association of Homebuilder’s (CAHB) and their team of lobbyists the negative impacts of the 2008 General Assembly to the building industry were minimized. The team was successful in amending legislation limiting their negative impacts or killing the offending legislation outright.

However, if you are a small business owner, any kind of business owner, the Trial Lawyers and the Union Bosses “made a lot of hay while the sun was shining.” Look out for the referred and initiated measures that will be coming to you on your November ballot.

2008 Political Action

The HBA PAC began interviewing the 2008 slate of Candidates for office in January and completed most of the HBA endorsements prior to the political parties nominating assemblies in April. A Ralph Braden quote that we like to use often is “We are not, nor were we ever, the League of Women Voters!” Our HBA criteria for endorsement continues to be to support Candidates **that will become policy makers with a vision for a complete, growing, vibrant community, locally, statewide, and nationally.**

2008 HBA Endorsements

US Congress Congressional District 5

Jeff Crank
Bentley Rayburn

District Attorney Judicial District 4

District Attorney, John Newsome

Colorado State Senate

District 10Senator Bill Cadman
District 12Keith King

Colorado State House

District 15Mark Waller
District 16Representative Larry Liston
District 17Catherine “Kit” Roupe
District 20Representative Amy Stevens
District 21Representative Bob Gardner

El Paso Board of County Commissioners

District 2Commissioner Amy Lathen
District 3Commissioner Sallie Clark
District 4Commissioner Dennis Hisey

Colorado

Red, Blue or Purple?

Please Join The
HBA Member Services Council
and the
HBA Political Action Committee (PAC)

for a

" Glimpse" of the November 2008 National and State Elections

with

Chris Wilson
Wilson Research Strategies
Fox News Commentator

Followed by a Panel Discussion
with the
2008 HBA Endorsed Candidates

Friday, October 3, 2008

Coffee and Social 7:00 a.m.
Breakfast and Program 7:30 a.m.
Location TBD
Cost: \$50

Donated to the HBA PAC Small Donor Committee*

Your donation of \$50 per year to the HBA PAC Small Donor Committee allows our Trade Association to compete with liberal Environmental, Trial Lawyer, and Union organizations. Your contribution can be made by credit card, company check*, cash, or your personal check. The donations can be from individuals only and a home address is required by law.

*Small Donor Committees allow only 6 individual contributions per Company.

HBA Government Affairs Leadership

Bobby Ingels, The Ingels Company
2008 HBA President

Scott Smith, La Plata
Chair, Public Policy Council

Kevin Walker, Nor'wood Limited, Inc.
Chair, HBA Political Action Committee (PAC)

HBA Government Affairs Staff

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