

ACTIONS speak LOUDER

At the HBACA we believe that actions really do speak louder than words, but we thought we'd put our actions into words so you can see just what we've been up to lately. *The HBACA...working for you!*

CHAIRMAN'S message

If you have ever heard me talk about my involvement with the HBACA, you know I initially was not a huge fan of the association. It wasn't until my election to the Board of Directors that I began to appreciate the high level of service and expertise the HBACA provides to its members. Today, I am one of the HBACA's biggest proponents. In addition to serving on the Board for more than a decade, I am currently Chairman of this organization for the second time during my tenure. Why am I so active with the HBACA? The reason is simple – the HBACA does more for the advancement of home building in Arizona than any other association. It is the only organization in Central Arizona dedicated to promoting and protecting the residential construction industry.

In addition the Member Services team whom most of you are familiar with, the HBACA also has four staff members led by our President Connie Wilhelm who work full-time behind the scenes to protect the interests of builders and trades at the state, county and city levels. Their mission is to strike the necessary public policy balance to secure the future of home building and guarantee that the housing needs of all Arizonans will be met now and well into the future.

This mission can only be accomplished with the strong support of the HBACA membership. So, to help you better understand all that the HBACA does for its members, this briefing outlines a few of the things the HBACA is currently working on or has recently accomplished. I encourage you to read this report for insight into all of the benefits that you gain by being a member of the HBACA.

Please feel free to contact any member of the HBACA staff if you have any comments or questions. We are here to serve our members!

Tom Davis, HBACA Chairman
Division President, Phoenix Division
D.R. Horton, Inc.



LEGISLATIVE action

Want to have a voice at the Capitol but don't have the time? The HBACA is your state and local government liaison. You stay close to the decision-makers through the services of the Association's professional lobbying staff. The HBACA works on your behalf in all of central Arizona's cities and towns; in Maricopa, Pinal and Yavapai Counties; and with state agencies, the Governor's office and the Legislature. In addition to action on your behalf in the state of Arizona, representatives from the National Association of Home Builders (NAHB) actively lobby in Washington, meeting regularly with members of Congress, administration officials and cabinet officers to ensure housing remains a top priority during the formation of national policy.

The HBACA is the only organization in central Arizona that works at the State Capitol full-time to promote new home construction and development, and protect the home building industry.

At the Capitol we...

- Passed legislation extending the impact fee freeze on any new or increased fees to June 30, 2012. Originally, the freeze that was implemented last July was scheduled to expire June 30, 2011.
- Successfully lobbied for \$500 million in bonding capacity for the Central Arizona Water Conservation District (CAWCD) to acquire, purchase and develop water and water infrastructure. This capacity and funding is critical for the next "bucket" of water for future growth and will expand the availability of assured water supply certificates (as required by the Groundwater Management Act) for the home building industry.
- Added additional protections for state agency funds that have been subject to reckless sweeps by the legislature to balance the state budget. Raiding funds meant for a specific purpose is nothing more than a double tax on business and is a practice we are committed to ending.
- Successfully defeated several anti-home building measures, including:
 - > Legislation that would have shifted significant building permit costs onto the home building industry by allowing a cap on solar energy permit fees.
 - > A proposal to radically alter the liability structure for construction defect cases and place onerous new requirements on consolidated "wrap" insurance policies.
 - > Legislation that would have greatly increased the amount of money the Registrar of Contractors could spend on administration costs to manage the Recovery Fund, which would have hastened the potential bankruptcy of the fund and put homeowners' claims at risk.



The HBACA closely monitors activities at the municipal level, and works with city councils, managers, and planning departments to ensure rules and regulations are fair and reasonable for builders and trade contractors

In Central Arizona Cities we...

- Serve on the MAG Building Codes Committee to maintain communication with Valley building officials.
- Developed the Arizona Green Builder program to provide a locally administered program specific to production housing.
- Work to prevent mandatory fire sprinklers from becoming a building code requirement. Currently, the City of Chandler is in the process of adopting the 2009 IRC Code, and we are pushing for an amendment to remove mandatory fire sprinklers.
- Review impact fee studies and challenge proposed fees that do not comply with State statutes. There are currently legal challenges underway for the cultural fee in Mesa and fees not charged for non-residential development in Prescott and Prescott Valley.
- Review and challenge permit, plan review, and Planning Department fees that appear to be excessive.
- Prevented adoption of mandatory ADA type requirements for single family homes that were being pushed by several jurisdictions.
- Review and challenge ordinances, resolutions, policies, and other municipal documents that impact the homebuilding industry.

For additional information on issues relating to cities in HBACA's jurisdiction, contact Bridget Jones at (602) 274-6545 or jonesb@hbaca.org.

>> LEGISLATIVE ACTION continued

In Maricopa County we...

- Worked with MCAQD to finalize and adopt the "Dust Abatement Handbook" to provide clear field procedures for easier compliance for the home building industry.
- Worked with MCAQD and EPA to clarify and develop new amendments to Maricopa County's dust rules (Rule 310).
- Continued to work with both Pinal County and Maricopa County to clarify "dust" rules and guidelines for the construction industry.

We also defeated Prop 201 last election

In 2008, during the last statewide election, the HBACA defeated Prop 201 (aka Homeowner Protection Act), a ballot initiative that would have been devastating to home builders and trade contractors. Had it passed, prospective buyers would have been allowed to sue builders. Trade contractors and builders would have been prohibited from collecting legal fees – even on frivolous lawsuits. Arbitration would have been prohibited, moving all disagreements into the court process; and much, much more. Your HBACA membership dues played a huge role in defeating this initiative. Nearly one-half of the \$2.3 million budget was paid out of the HBACA's reserves. A strong, diverse membership base is critical if the HBACA hopes to have the funding necessary to continue fighting ballot initiatives that are harmful to the home building industry.

For additional information on legislative issues, contact Spencer Kamps at (602) 274-6545 or kampss@hbaca.org.



Networking, Educational Opportunities and Member Benefits

In addition to educational programs and networking opportunities throughout the year like the Southwest Builders Show, Turn the Tables, golf tournaments, and general membership meetings, the HBACA is now offering a number of new benefits to increase the value of your HBACA membership:

- HBACA Remodelers Council – HBACA's newest council, open to all members
- Home Builders Purchasing Program – offering tremendous savings on Verizon and Staples
- NAHB Member Advantage – discounts on FedEx, GM Vehicles, Office Depot, Paychex and more
- Builder Helper – Free online bidding/estimating for HBACA builders and trades
- Renewal Zone – Special pricing on online real estate renewal classes
- Midway Auto Team Fleet Benefits Program – Discounts and special offers on most vehicle makes and models
- Jobing.com – Online job bank to help you find the right employees
- NewHomeSource.com – Free listings of new homes for all HBACA Builder members

For additional information on programs and services for HBACA members, visit www.hbaca.org or contact Jim Sorgatz at (602) 274-6545 or sorgatzj@hbaca.org