



HBA CEO  
**TED LEIGHTY**

# CEO Report



January 30, 2024

Dear HBA Members,

As most of you know, the 2024 General Assembly session began in early January. Like most legislative sessions, it began with a lot of speeches and promises about what will (and will not) get done this year. What was consistent across the opening day remarks from House and Senate leadership in both parties, as well as Governor Polis during his State of State speech, is the continued focus on housing.

Solutions on how to provide more attainable housing, especially condos, range widely between the parties and individual legislators. While most legislators and the governor seem ready to work with our industry and partners in the real estate and general business community to address condo development, we are still on the defense against bills that will make housing more expensive and disincentivize development in our state. Already this session, we have seen bills that look to change consumer-protection laws to incentivize lawsuits against builders, another that will interfere with the construction liability insurance market, and yet another that would negatively impact business relationships between contractors and subs. Unfortunately, we expect many more bills of this nature - while we are trying to work proactively to solve the greater issues around housing availability.

If that sounds like a lot of political battles to fight, you are correct. I certainly wish that we could focus on proactive efforts and not play so much defense - but that's the state of play in Colorado. One of the most important tools we have to deal with this is partnerships with industry and business groups that share our common goals. Through the Colorado Association of Home Builders, we regularly work with the Denver Metro Chamber of Commerce and its statewide advocacy arm the Colorado Competitive Council. By working with these two organizations, we can address legislation and other actions that impact the overall business climate in Colorado and the metro area.

Additional partnerships include the Homeownership Opportunity Alliance, which brings together builder, real estate, business and civic groups like the Metro Mayors Caucus and others to advocate for critical updates to Colorado's construction-litigation laws to get condo construction moving again. We also partner in the Colorado Real Estate Alliance, or CREA, and Building Jobs 4 Colorado (BJ4C), to work together as the broader real estate and construction industries on legislative, regulatory and local government issues. With all of these groups, I serve on the

governing boards to ensure that the homebuilder perspective is taken into account as part of the decision making and political efforts.

These relationships benefit our government relations efforts at the local level through the Home Builders Association of Metro Denver. Working with Morgan Cullen, we have built strong relationships through the Metro Mayors Caucus and with local elected officials to address issues that impact homebuilding in the nearly 50 communities that the HBA of Metro Denver covers. We also work with CREA, local chambers and other organizations to extend and amplify the HBA's messaging.

It's definitely a collaborative effort given the many venues where policy and regulatory decisions are made, and these relationships allow CAHB and the HBA of Metro Denver to maximize our effectiveness in political, legislative and policy arenas without exhausting our political capital - or our government affairs team.

I encourage you to track our government relations efforts by watching out for CAHB's Capitol Closeup legislative report and the HBA of Metro Denver's [Advocate](#) monthly newsletter.

On a different note, we recently marked the two-year anniversary of the Marshall Fire in Boulder County. I would like to thank all of the members of the HBA's Marshall Fire Task Force - along with co-chairs Steve Erickson, principal of Louisville-based homebuilder Boulder Creek Neighborhoods, and S. Robert August, owner of North Star Synergies, Inc. Over the past year and half, the Task Force created a 21-part educational series for residents and businesses impacted by the fire while also hosting a Rebuild Expo in April 2023 that included builders and contractors, financial institutions, lumber and materials vendors, and other businesses dedicated to the rebuilding efforts. All of this took a huge amount of dedication and work from our volunteer members, and I cannot thank everyone enough for their dedication to the rebuild.

Along with the anniversary came great news from the Town of Superior. Seven construction firms were recognized at the December 11 Town Council meeting with proclamations thanking them for their "work in extraordinary circumstances to assist our residents in rebuilding their destroyed homes" after the 2019 Marshall Fire.

A special congratulations to HBA of Metro Denver members Boulder Creek Neighborhoods, Homebound, Remington Homes and Sheffield Homes Mile High LLC. for their efforts in Superior (and Louisville and Boulder County) and the much-deserved recognition they received from Superior town officials. This recognition demonstrates the strong partnership between the Town of Superior, homebuilders, fire families, and the many other companies, neighborhood groups, nonprofits and individuals who have worked together to return victims of the Marshall Fire to their homes.

In closing, thank you to all members for your dedication and participation in the HBA and on behalf of our industry. We are a central force in addressing one of our state's greatest challenges and most pressing needs - housing. Your support of the HBA

allows the team here, at CAHB and other HBAs across Colorado to successfully advocate for our industry, members and future homeowners.

Sincerely,

A handwritten signature in blue ink, appearing to read "Ted Leighty". The signature is fluid and cursive, with the first name "Ted" and last name "Leighty" clearly distinguishable.

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