



Progressive 15 Housing Expo – March 9, 2016, Fort Morgan Colorado
Discussion Points

Doors Windows, Electric, Plumbing Oh My
Scott Smith CAHB

Challenges for Communities – Encouraging Housing

1. Single Family Detached – Challenges (in no particular order)
 - a. Proliferation of Impact and Tap Fees (each \$1,000 fee adds \$1,370 to the price)
 - b. Permitting and approval processes can be unreliable and lengthy
 - c. Skilled Labor Shortages
 - d. Raw Land Costs
 - e. Access to reliable water sources
 - f. Soils challenges
 - g. Infrastructure specifications, costs, approvals
 - h. Compliance with storm water management and other state and federal regulations (ESA, WOTUS, OSHA, etc.)
 - i. Development Districts financing capability in jeopardy
 - j. Construction Financing challenges
2. Multi-Family Detached - Challenges
 - a. Construction Defects Litigation environment
 - b. High Insurance costs and policy implementation
 - c. Neighborhood opposition
 - d. Skilled Labor Shortages
 - e. Land Costs
 - f. Access to reliable water sources
3. Local Government ideas with relatively low financial impact on local government
 - a. Streamline and simplify the approval processes
 - b. Minimize the impact of impact fees
 - c. Review development, master plan and zoning plans for unnecessary, duplicative and onerous requirements
 - d. Engage landowners and builders in a dialogue