

COLORADO

— ASSOCIATION OF —

HOME BUILDERS

May 24, 2022

The Honorable Jared Polis
200 E. Colfax Avenue
Denver, Colorado 80203

Dear Governor Polis,

The Colorado Association of Home Builders (CAHB) respectfully requests your veto of HB22-1218, concerning resource efficiency related to constructing a building for occupancy. This bill will have a negative impact on the cost of multi-family housing, contains mandates that are too stringent with no flexibility, and will inevitably cause confusion in the industry because of the conflict with HB22-1362, building greenhouse gas emissions.

CAHB appreciates the goal of clean air and clean energy, as well as the desire of some consumers to have plentiful and accessible charging stations for electric vehicles. However, HB22-1218 is a one-size-fits-all approach to this policy consideration. The bill dictates electric vehicle charging requirements at a state level, failing to recognize the differences of various communities. For instance, the needs of charging stations in the heart of Denver with skyscrapers and high-density housing is simply going to be different than the needs of charging stations in Grand Junction or Flagler. Not only will the number of stations needed be different, but also the type. Again, the heart of Denver might need more stations with slow and fast charging options. But places like Flagler or Grand Junction might need more rapid chargers to accommodate those who are just traveling through to another destination. The bill fails to recognize or provide the flexibility for these various needs or scenarios.

Additionally, HB22-1218 will quite simply add to the cost of multi-family housing, making it more expensive and place housing out of reach for more Coloradans. Electric vehicle chargers cost around \$10,000 per space. While we recognize that the final version of the bill does not mandate the chargers, it does still require wiring and infrastructure. Our builders estimate that the infrastructure for electric vehicle capability runs approximately \$2,200 per parking space, and the upsizing of electric service in a parking garage can add an additional \$40,000 for a multi-family building. When we consider that every \$1,000 increase in the purchase price of a home prices out 2,300 Coloradans from the dream and economic stability of home ownership, then this bill seems out of touch with the goals of creating attainable housing.

Finally, this bill conflicts with the process and goals of HB22-1362. CAHB came to the table in good faith to negotiate HB22-1362, which creates an Energy Code Board that is tasked with

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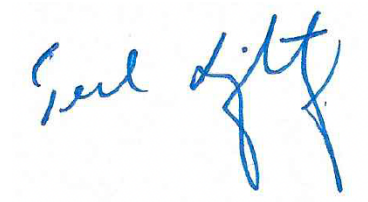
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creating low energy, low carbon, solar, and energy codes for all building types. The Energy Code Board is specifically required to address electric vehicle-ready building codes within the parameters of a responsible and accountable process. Having another statute that dictates certain aspects of building codes at best creates confusion, and at worst completely usurps the authority of the Energy Code Board.

CAHB is committed to ensuring that any Coloradan that strives to be a homeowner can achieve that dream. HB22-1218 does not further that goal, and in fact, does the opposite. We would urge you to veto HB22-1218 to keep housing attainable and to ensure that the more holistic approach in HB22-1362 can work as intended.

Sincerely,



Ted Leighty
Executive Director
Colorado Association of Home Builders

CC:

David Oppenheim, Legislative Director, Office of Governor Jared Polis
Allie Kimmel, Deputy Legislative Director, Office of Governor Jared Polis