

Westside Builder

The Newsletter of the Westside Home Builders Association



**July
2025**

**General Membership Meeting - Tuesday, August 12, 2025 from 11:30 am to 1 pm
at SAM & ROSCOS Restaurant, 7450 Douglas Blvd., Douglasville, GA.**

Sharp Drop in Multifamily Lowers Overall Housing Starts

A sharp decline in multifamily production pushed overall housing starts down in May while single-family output was essentially flat due to economic and tariff uncertainty along with elevated interest rates.

Overall housing starts decreased 9.8% in May to a seasonally adjusted annual rate of 1.26 million units, [according to a report](#) from HUD and the U.S. Census Bureau.

The May reading of 1.26 million starts is the number of housing units builders would begin if development kept this pace for the next 12 months. Within this overall number, single-family starts increased 0.4% to a 924,000 seasonally adjusted annual rate and are down 7.3% compared to May 2024. The multifamily sector, which includes apartment buildings and condos, decreased 29.7% to an annualized 332,000 pace.



On a year-to-date basis, single-family starts are down 7.1%. In contrast, multifamily 5-plus unit starts are up 14.5% as more prospective home buyers remain on the sidelines.

On a regional and year-to-date basis, combined single-family and multifamily starts were 21.1% higher in the Northeast,

10.8% higher in the Midwest, 6.8% lower in the South and 1.6% lower in the West.

Overall permits decreased 2% to a 1.39-million-unit annualized rate in May. Single-family permits decreased 2.7% to an 898,000-unit rate and are down 6.4% compared to May 2024. Multifamily permits decreased 0.8% to a 495,000 pace.

Looking at regional permit data on a year-to-date basis, permits were 17.2% lower in the Northeast, 6% higher in the Midwest, 5.4% lower in the South and 3.7% lower in the West.



HBAG 2025 LEGISLATIVE WINS & ADVOCACY HIGHLIGHTS

Advocating for Housing, Workforce, and Business Growth

SECTION 1: BIG WINS

✓ PASSED – ALL SUPPORTED BY HBAG

HB 92 – Property Tax Reform

- ✓ Transparency & fairness
- ✓ Refunds for school construction materials
- ✓ Capped local sales tax at 2%

HB 155 – Land Use & Zoning Modernization

- ✓ Codified zoning standards
- ✓ Appeals & protections for single-family zoning
- ✓ Streamlined annexations

HB 159 – Housing Finance Expansion

- ✓ Bond cap doubled from \$3B → \$6B

HB 192 – Top State for Talent Act

- ✓ Prioritizes construction careers
- ✓ Career planning starts in 6th grade
- ✓ Dual enrollment + equipment grants

HB 579 & SB 125 – Professional Licensing Reform

- ✓ Faster approvals & renewals
- ✓ Reciprocity & compliance tracking
- ✓ Board modernization

HB 635 – Contractor Licensing Overhaul

- ✓ Clear roles: Residential & Commercial
- ✓ Stronger enforcement & streamlined testing

SB 180 – Apprenticeship Expansion

- ✓ \$5K–\$10K per apprentice
- ✓ \$2,500 milestone bonuses

SB 112 & SB 141 – Builder & Homeowner Protections

- ✓ Full HVAC warranty rights
- ✓ 45-day tax appeal window
- ✓ Historic property tax incentives

SB 69 & SB 68 – Tort Reform Success

SECTION 2: WHAT WE STOPPED

✗ DEFEATED – ALL OPPOSED BY HBAG

✗ **HB 305 / HB 555 / HB 616** – Investor ownership limits

✗ **HB 374 / HB 683** – Rental registrations + sprinkler mandates

✗ **SB 38 / SR 52** – School development fees

✗ **19 harmful HOA/tenant bills defeated**

SECTION 3: WHAT'S NEXT

➡ ALIVE FOR NEXT YEAR

➡ **HB 82** – Georgia Guest Worker Act

➡ **HB 317 / HR 192** – Infrastructure Districts

➡ **HB 400** – CHOICE Act (Housing-friendly zoning)

➡ **HB 618** – Flood disclosure + lien penalties

➡ **HB 812** – Code amendment & permit reform



Your Voice Matters!

HBAG will continue to fight for housing affordability, builder-friendly reforms, and a stronger workforce in 2026.

Legcon Brings 1,000 Members to DC

More than 1,000 builders, remodelers and associates [trekked to Capitol Hill](#) on June 11 to urge their lawmakers to support policies that will help builders unleash the housing market by allowing them to increase the production of quality, affordable housing.

In more than 250 meetings with their representatives and senators, housing advocates urged lawmakers to act on key issues that affect housing affordability, including energy codes, workforce development and tax policy.

Study Shows Impact of Labor Shortage

A landmark study released today from the Home Builders Institute (HBI), in collaboration with the National Association of Home Builders (NAHB), examines the economic impact of the skilled labor shortage on the single-family home building sector. [The findings indicate](#) that the skilled labor shortage's impact on the residential construction industry is a multibillion-dollar annual challenge that is responsible for the lost production of thousands of newly built homes.

Legal Action Supports Three Cases

NAHB's Legal Action Committee reviewed several requests for funding through its Legal Action Fund during its recent spring leadership meetings. The fund [awarded grants in three cases](#): a Georgia HBA challenge to an excessive development ordinance in Paulding County; Desert Valley Builders Association (California) vs. City of Coachella, on the issue of transparency in impact fees; and a gas ban in New York City.

Confronting the Challenge of NIMBY Attitudes

NIMBY is a common term that stands for "Not In My Backyard." When NIMBYism is successful at dissuading elected officials from approving housing plans or delaying the approval timeline, the result is a lack of housing to meet growing demand.

NAHB provides resources and assistance to members and state and local associations to [help combat NIMBYism](#) in their area. One such resource is a new video that highlights the value new housing can add to local communities. Visit NAHB's [Land Use 101 toolkit](#) to learn more.

Watch Video Highlights from Spring Leadership Meetings

NAHB members who were unable to be in Washington, D.C., for the 2025 Spring Leadership Meetings can [watch some of the highlights](#) on [nahb.org](#), including:

NAHB Chairman Buddy Hughes spotlights the success of the 2025 Legislative Conference; NAHB Chief Economist Dr. Robert Dietz provides an economic outlook for the industry; and HBI CEO Ed Brady, NAHB Chief Advocacy Officer Ken Wingert and NAHB Federal Legislative Director Sam Gilboard examine where things stand with Job Corps and HBI programming.

Lessons from NAHB's Remodeler of the Year

Mike Pressgrove founded his company, PDQ Construction in Topeka, Kansas, in 2003. Now, more than two decades later, he is on the cover of Professional Remodeler magazine as NAHB's 2024 [Remodeler of the Year](#).

"I incorporated on April Fool's Day in 2003 and just started getting after it," he said. "We were getting really popular with larger jobs and hiring people, and I quickly came to the realization that being a good carpenter didn't always make for being a good business owner, because I lacked those skills."



Pressgrove was wise enough to know there were things he didn't know. But he was eager to learn more about running a business and fill in those knowledge gaps. That's how he became involved with the National Association of Home Builders.

What advice does he have for young folks new to the remodeling business? Do a good job, do what you say

you're going to do, and surrounding yourself with good people.

See [the full article](#) in the May-June 2025 issue of Pro Remodeler.

Two HBAs' Workforce Programs

Two associations are helping to [address the shortage of skilled labor](#). In Montana, the HBA of Billings is marking a 50-year partnership with local schools to give high school students the opportunity for hands-on learning. Each year, more than 200 students in the Student-Built Home Program prepare for their futures by building a house that is then sold to fund the following year's project.

Indiana is following a Swiss model that allows high school juniors and seniors to complete paid work-study programs three-to-four times per week while earning their degree. The Indiana Builders Association is part of a broad coalition of business groups providing work opportunities for students.

Western Govs Unveil Housing Plan

During its June meeting in Santa Fe, N.M., the Western Governors Association (WGA) [unveiled a report](#) focused on expanding housing in western states. NAHB worked closely with the WGA in drafting the report, "Building Resilient and New Affordable Developments in the West." The report contains a number of policy objectives recommended by NAHB to increase the supply of much-needed housing.

NAHB Chairman Buddy Hughes joined a conference panel highlighting key findings from the report. Hughes asked the governors to keep in mind the "5 Ls" when working on housing issues: Labor, Land, Lumber, Lending, and Laws and regs.

Welcome A New Member AND WHBA's August General Membership Sponsor



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CONTACT: Jonathan Harvey - Associate Member WHBA

jharvey@productsbysam.com

Phone: 770 942-2660

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Mason Tritt
Past President, Mike Lee

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Sandra Harvey
Chuck Laster

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Larry Boggs
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Robbie Robinson

EXECUTIVE OFFICER

Greg Wallace

Calendar of Events

July - 2025

**NO MEETING
SUMMER BREAK
ENJOY YOUR JULY 4TH!!!!
GOD BLESS AMERICA
HAPPY INDEPENDENCE DAY!**

August 12, 2025

Board Of Directors Meeting
10:45am - 11:30am
General Membership Meeting
11:30am - 1 pm

September 9, 2025

Board Of Directors Meeting
10:45am - 11:30am
General Membership Meeting
11:30am - 1 pm

LOCATION:

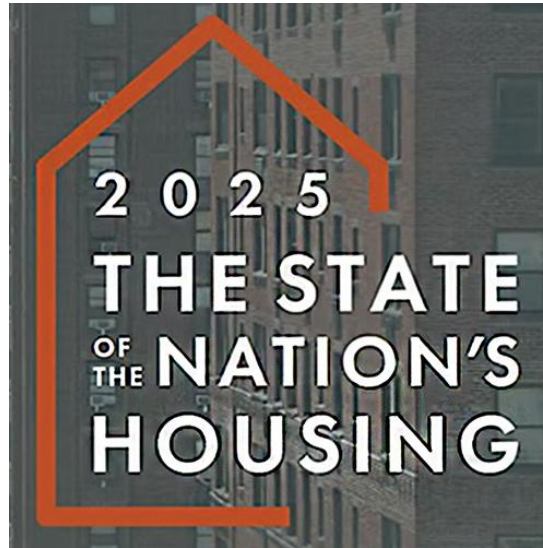
Sam & Roscos Restaurant
7450 Douglas Blvd.,
Douglasville, GA. 30135



Harvard Report Shows Worsening Affordability Crisis

The U.S. housing market continues to face uncertainty and record-high unaffordability as home prices and interest rates push sales to their lowest level in 30 years, according to [The State of the Nation's Housing 2025](#), a report from Harvard's Joint Center for Housing Studies.

[The report highlights](#) the record-high number of cost-burdened renters (those spending more than 30% of their income on housing and utilities), the staggering increase in cost-burdened home owners, and the pricing out of first-time home buyers.



While rents are increasing nationwide, rental demand still remains strong. With fewer households able to afford to buy a home, the renting population grew by 848,000 in 2024, absorbing the new 608,000 multi-family units completed last year — the most in nearly four decades.

The report notes that soaring home prices are still the main driver of the housing affordability crisis. The number of cost-burdened home owners rose by 646,000 to 20.3 million, representing 24% of home-owning households.



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Members Save Millions

Start saving at nahb.org/savings



Remember:

All you have to do is "ASK"....

Invite 2 or more of your Subcontractors, Suppliers or Service Providers to become Members & attend the next WHBA General Membership Meeting. Who are your...

Accountants, Appraisers, Attorneys, Lumber Supplier, Cabinet Co., Plumbing Supplier, Concrete Co., Granite/Marble/Tile Supplier, Dry Wall Co., Framing Contractor, Electrical Contractor, Banker/Mortgage Broker, HVAC Co., Insulation Contractor, Landscaping Co., Masonry Contractor, Paint Co., Real Estate Company, Roofing Contractor, Security Systems Provider, Grading Co., Windows/Doors Supplier, Trim Carpenters, Decking Company.....

GOD Bless America!!!



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Chuck Laster

Business Development Manager
at Carter Lumber

Westside HBA Membership Committee Chairman

I am honored to serve as the 2025 Membership Committee Chair of the Westside Home Builders Association. Our Membership serves Carroll, Douglas, Haralson, Paulding & Polk Counties. We are one of the largest Builder Associations in the State of Georgia. If you are a Builder, Supplier of building materials, Roofer, Flooring Company, Mortgage Provider, Realtor, etc., please check out our website www.westsidehba.com to see all the great benefits of becoming a Member. Click "**Become A Member**" to complete the Online Application. (just takes a few minutes). If you are a Builder, you will sign up under "Builder Member". The costs for your Company Membership is \$550.00 and any additional person(s) within your organization can also join as an "Affiliate Builder Member" for only \$165.00 per person. A non-builder will sign up as an "Associate Member" for \$550.00 and \$165.00 for each "Affiliate Associate Member". Our Membership meets monthly at Sam & Roscos Restaurant located at 7450 Douglas Blvd., Douglasville, Ga. Please give me a call with any questions. Chuck Laster - (678) 485-8569.

#GetInvolved

#AllBuildersNeedToBeAMember

#DontMissOut

#MembersDoBusinessWithMembers

#Save\$100PerHouseonDETesting

#MembershipBenefits

DO
BUSINESS
WITH AN
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WHY SHOULD YOU JOIN WHBA?

Membership Benefits:

- **SAVE \$100 per house for DET/Blower Door Testing**
- **Health Care Program – Up to 60% more affordable than traditional health insurance**
- **All required Continuing Education Hours (CEU) can be obtained simply by attending membership meetings**
- **HBAG Member Rebate Program – Average SAVINGS of \$1,366/year**
- **Over 50 leading Manufacturer Rebate Programs**
- **NAHB Discount Programs from Lowe's, Office Depot, Dell, General Motors, GEICO, Hertz, UPS, Ram....just to name a few**

Go To www.westsidehba and click on "Member Benifits" to see all Programs and Savings.