

Westside Builder

The Newsletter of the Westside Home Builders Association



**August
2026**

**GENERAL MEMBERSHIP MEETING - Tuesday, August 11th from 11:30am to 1pm
At Gabe's Downton Villa Rica - 129 Main Street, Villa Rica, GA.**

Multifamily Gains Lift Starts Despite Single-Family Decline

Strong multifamily growth pushed overall housing starts higher in June, while single-family production remained sluggish as elevated mortgage rates, rising construction costs and persistent labor shortages continued to weigh on the market.



pace and are up 17.2% compared to June 2025.

On a regional and year-to-date basis, combined single-family and multifamily starts were 4.5% higher in the Northeast, 1.2% higher in the Midwest, 1.7% higher in the South and 4.4% lower in the

Overall housing starts increased 19% in June to a seasonally adjusted annual rate of 1.43 million units, according to a report from HUD and the U.S. Census Bureau.

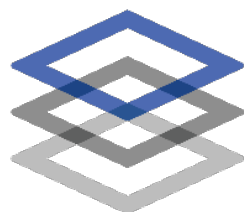
The June reading of 1.43 million starts is the number of housing units builders would begin if development kept this pace for the next 12 months. Within this overall number, single-family starts decreased 0.2% to an 895,000 seasonally adjusted annual rate and are down 3.2% compared to June 2025. The multifamily sector, which includes apartment buildings and condos, increased 76.2% to an annualized 532,000

West.

Overall permits decreased 3% to a 1.37-million-unit annualized rate in June. Single-family permits decreased 2.4% to an 871,000-unit rate and are down 0.2% compared to June 2025. Multifamily permits decreased 4.2% to an annualized 496,000 pace and are down 5.7% compared to June 2025.

The number of single-family homes under construction is at 582,000 units, while number of apartments under construction is at 682,000 units.

Westside HBA's August Sponsorship is provided by:



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WARRANTIES AND INSURANCE



James Leach is a warranty and insurance executive working with Home Builders for over 3 decades. He is Executive Director at Maverick. Leach is an attorney, admitted to the Bar in Iowa; a graduate of Duke University; with an MBA and MI from Georgia State; JD with honors from Drake University School of Law. He is a CPCU and CLU. Leach is an active pilot and Flight Instructor originally trained by the US Air Force.

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Analysis of the ROAD to Housing Act

The 21st Century ROAD to Housing Act will help increase the nation's housing supply by reducing regulatory barriers and encouraging local governments to reform zoning and land-use policies. NAHB worked closely with lawmakers to pass this historic housing package, which includes more than 50 sections addressing housing supply, financing, disaster recovery and other priorities.

NAHB has a comprehensive summary of the act at [nahb.org/ROAD](https://www.nahb.org/ROAD) that explains how the various sections will affect the housing industry.

State, Local HBAs Advance Reforms

Around the country, state and local HBAs are shaping policies that make it easier to increase the supply of housing. From streamlining environmental reviews (New York) and permitting processes (Georgia) to preserving lot size standards (Houston), these [recent advocacy victories](#) demonstrate how members are working with lawmakers to remove barriers, reduce costs and support housing attainability in their communities.

U.S. Sawmill Output Shrinks

The [U.S. lumber industry](#) is showing signs of tightening capacity, a trend that could have implications for home builders if future demand accelerates. According to the Federal Reserve's G.17 Industrial Production report, U.S. sawmill production declined in the first quarter of 2026, marking the second consecutive quarterly decrease. On a four-quarter moving average basis, production slipped 0.4% from the previous quarter, although it remained 1.7% above the same period last year. Sawmill output has been largely unchanged since 2023.

Apply for a Green Building Scholarship to Attend IBS

The NAHB [IBS Sustainability and Green Building Scholarship](#) aims to help emerging green builders jump-start their professional journey by attending the Builders' Show. The scholarship is available to young professionals between age of 25 and 35 to attend the 2027 IBS in Las Vegas. Scholarship recipients will receive \$1,300 for travel expenses and full registration to maximize their experience. Interested applicants can apply online. Applications are due Oct. 23.

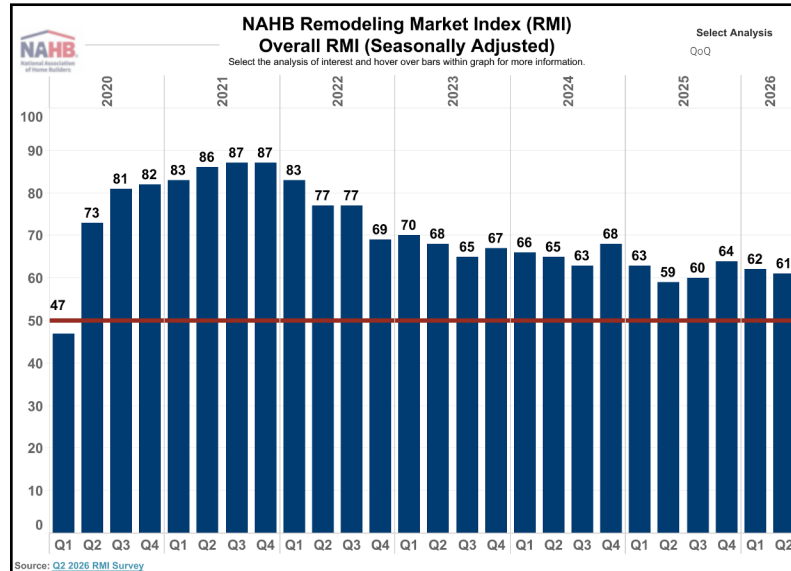
Learn How to Run For Political Office

Home builders often encounter local officials who are ambivalent or hostile to residential construction. To change the conversation, NAHB's [election guidebook program](#) can help NAHB members and industry leaders who are thinking about running for office learn how to lead effective state or local campaigns.

The program is a self-paced online education module to help potential candidates run strong campaigns with limited resources. Individuals will learn about the entire campaign lifecycle from assessing personal readiness and defining a clear message to building a data-driven strategy that balances time, people, and money.

Remodeling Market Sentiment Remains Positive in Q2

NAHB released the [NAHB Remodeling Market Index](#) (RMI) for the second quarter, posting a reading of 61. The reading inched down one point from the previous quarter, but remains in positive territory.



2) The Future Indicators Index, which is an average of the rate at which leads are coming in and the current backlog of remodeling projects. The RMI is calculated by averaging those two components. Any number over 50 indicates that more

The RMI is composed of two sections:
1) The Current Conditions Index, which is an average of the current market for large remodeling projects, moderately-sized projects and small projects; and

remodelers view remodeling market conditions as good than poor.

The Current Conditions Index averaged 70 (unchanged), while the Future Indicators Index averaged 52 (down two points).

Purchases After Home Buying

NAHB analysis of Consumer Expenditure Survey data from 2020 through 2023 shows that buyers of both newly built and existing single-family detached homes spend substantially more than homeowners who did not move.

Buyers of newly built homes spend an average of \$26,882 on appliances, furnishings, and remodeling and repairs during the first year after purchasing a home, nearly three times the \$9,457 spent by non-moving homeowners. Buyers of existing homes spend roughly twice as much as non-moving homeowners.

Read the [Eye on Housing post](#) to see what they are buying.

Read Building Women Magazine

The latest edition of [Building Women magazine](#) showcases career paths for women in home building, including 2026 Professional Women in Building (PWB) Chair Heather Laminack. The daughter of a home builder, Laminack grew up working in the family business. Her experience evolved from filing paperwork to cleaning job sites, to accounts payable. After graduating, she stepped into a general manager role and now is involved in every facet of Ferrier Homes, based in Fort Worth, Texas. Other stories in the issue: a feature on PWB's collaboration with SkillsUSA and advice from women leaders about finances.

Leadership List

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Honorary: Cory Lord

EXECUTIVE OFFICER

Greg Wallace

Calendar of Events

August 11, 2026

Board Of Directors Meeting

10:30am to 11:30am

General Membership Meeting

11:30am to 1pm

September 8, 2026

Board Of Directors Meeting

10:30am to 11:30am

General Membership Meeting

11:30am to 1pm

October 13, 2026

Board Of Directors Meeting

10:30am to 11:30am

General Membership Meeting

11:30am to 1pm

LOCATION:

Gabe's Restaurant
129 Main Street
Villa Rica, GA. 30180





Westside HBA Members:

John Newman (423) 883-0551

Derek Wirz - (423) 763-1111

<https://thesouthernagency.com/>

At The Southern Agency, we don't just sell insurance—we deliver peace of mind. Built on the principle "Create great policies with great carriers at competitive rates," we take the time to understand your unique risks and craft coverage that truly protects what matters most.

We've redefined the insurance process with The Southern Agency Underwriting Narrative—a method that ensures businesses get a "top of the stack" application, giving underwriters a clear, compelling picture of their needs. For personal insurance, we take the same meticulous approach, designing policies that respond when life hits hardest.

Many agents cut corners. We don't. Our 10 P Underwriting Narrative Process uncovers key risks others miss, ensuring you're not just insured—you're truly protected. With The Southern Agency, you get a partner who advocates for you, fights for the best coverage, and makes sure you never feel lost in the fine print.

**Insurance shouldn't be a guessing game.
Let's get it right—together.**

Enhance Your Next Land Development Project with NGBS

The newly released ICC 700-2025 **National Green Building Standard** (NGBS) defines the benchmark for sustainable residential construction, renovation and land development. It provides best practices for the design, planning, construction and certification of land development projects. It also evaluates community design, infrastructure and environmental preservation independent of the actual buildings constructed.

The program offers four rating tiers specific to **site design and land development** ranging from One-Star to Four-Star based on



implemented green practices. For residential and mixed-use land developments, the standard is evaluated through a comprehensive scoring and inspection protocol.

To achieve certification, a land development project must implement practices in five core categories:

1. Site Design and Layout
2. Environmental Protection
3. Resource & Waste Efficiency
4. Water & Infrastructure
5. Community & Wellness



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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.

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!!!