



Westside HBA

Carroll Douglas Haralson Paulding Polk

APRIL

2021

Newsletter



General Membership Meeting Tuesday, April 13 at

Atlanta's Finest, 13997 Veterans Memorial Hwy, Winston GA 30187

Materials Costs, Higher Rates Dampen February Home Sales

Higher interest rates, supply shortages and rising material prices, particularly for lumber, put a damper on new home sales in February. [Sales of newly built](#), single-family homes in February fell 18.2% to a 775,000 seasonally adjusted annual rate, according to newly released data by the U.S. Department of Housing and Urban Development and the U.S. Census Bureau.

This is the lowest level of new home sales since May 2020.

Shortages and high prices for materials, especially lumber, affected the market. Soaring lumber prices have added more than \$24,000 to the price of an average new home.

Inventory rose slightly to a 4.8 months' supply, with 312,000 new single-family homes for sale, 12.7% lower than February 2020. Homes available for sale that have not started construction are up 67% over last year, an indicator of increasing delays



and higher costs associated with construction.

The median sales price was \$349,400, up 5.3% over the \$331,800 median sales price posted a year earlier.

Regionally on a year-to-date basis, new home sales declined 9.3% in the West and rose in the other three regions, up 6% in the Northeast, 24.7% in the Midwest and 23.2% in the South.

NAHB Spearheading Lumber Efforts

NAHB continues to move aggressively to engage the [Biden administration](#) on lumber and to urge policymakers to take immediate action to address skyrocketing lumber prices and supply shortages that are harming home builders, home buyers, remodelers and the economy.

NAHB has reached out to President Biden, Commerce Secretary Gina Raimondo, and Agriculture Secretary Tom Vilsack, among others, [urging them](#) to examine the lumber supply chain, identify the causes of high prices and supply constraints, and seek remedies that will increase production.

ICC to Use ANSI Process for Energy Codes

The International Code Council has announced it is [changing the development](#) of its energy code from the current Governmental Consensus Process to its American National Standards Institute (ANSI) development process.

“This is an important change that we expect to result in a model energy code that meets the needs of building officials, consumers, builders and energy efficiency advocates,” said NAHB Chairman Chuck Fowke.

President Signs \$1.9 Trillion Stimulus Bill

President Biden signed the \$1.9 trillion COVID-19 relief package into law on March 11. While far from perfect, the [stimulus package](#) contains important provisions for the housing community, including aid to state and local governments. Other key provisions include: Recovery rebates up to \$1,400 per taxpayer; additional aid for small businesses, including \$7.25 billion for the Paycheck Protection Program (PPP) and \$15 billion for the Economic Injury Disaster Loan (EIDL) advance program; and \$27.5 billion for emergency rental aid.

Congress Extends PPP Application Deadline

With a March 31 deadline looming, the Senate on March 25 voted 92-7 to approve the PPP Extension Act. The legislation will [extend the filing deadline](#) for Paycheck Protection Program (PPP) applications by 60 days and provide an additional 30 days for the Small Business Administration to finish processing applications received by the new May 31 deadline. President Biden is expected to sign the measure into law. NAHB was part of a coalition of business groups urging Congress to approve the legislation.

FHFA Extends Forbearance

The Federal Housing Finance Agency (FHFA) announced in early March that Fannie Mae and Freddie Mac will continue to offer COVID-19 forbearance [to qualifying multifamily property owners](#) through June 30, 2021, subject to the continued tenant protections FHFA has imposed during the pandemic.

The programs were set to expire March 31.

WHBA Member OF THE MONTH

W T Collins Homes

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Sacramento Streamlines Approvals to Boost Production

Most cities in California are not meeting housing production targets, and the state underproduced by approximately 3.4 million housing units from 2000 to 2015 because of systemic challenges.

Local planners recognize the problem, and in 2018, Sacramento city staff received direction to **streamline the approval** of housing projects to minimize housing barriers, including the time, cost and uncertainty in the approval process.

In 2017 California passed SB-35, and Sacramento became the first city in the state to implement “ministerial approval”

of multi-unit housing projects. This allows infill housing projects of up to 200 units to bypass public hearings.



Sacramento’s 2040 General Plan Update envisions growth of 72,000 new homes and 80,000 new jobs over the next 20 years. The update includes an eight-year strategy to address housing, including increasing overall housing production, increasing affordable units and promoting accessory dwelling units.

SBA Issues PPP Guidance

The SBA has released **updated guidance** on what constitutes lobbying for 501(c)(6) organizations, including local and state home builders associations, that seek forgivable loans under the Paycheck Protection Program (PPP).

The guidance states that “lobbying activities” are defined in the Lobbying Disclosure Act of 1995. Under the law approved in December, 501(c)(6) groups, including state and local HBAs, are eligible to receive a PPP loan if the organization:

- Does not receive more than 15% of receipts from lobbying;
- Lobbying activities do not comprise more than 15% of its activities;
- It has 300 or fewer employees; and
- The cost of lobbying did not exceed \$1 million in the most recent tax year.

Study Looks at Electrification

A recent study, “Cost and Other Implications of Electrification Policies on Residential Construction,” suggests significant trade-offs in terms of the cost of retrofitting existing homes and the long-term energy usage costs of electric appliances and equipment in climates with a large heating demand.

The study, conducted by the Home Innovation Research Labs for the National Association of Home Builders, evaluates **construction and retrofitting** costs and annual energy use costs of gas appliances and equipment and electric appliances and equipment. It looks at costs in four major markets - Houston (CZ2), Baltimore (CZ4), Denver (CZ5), and Minneapolis (CZ6).

The study found that the cost of installing and using electric appliances, including annual energy use, often exceeds the cost of gas appliances.

Leadership List

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Calendar of Events

April 13, 2021

Board Of Directors Meeting

10:45am - 11:30am

General Membership Meeting

11:30am - 1pm

May 11, 2021

Board Of Directors Meeting

10:45am - 11:30am

General Membership Meeting

11:30am - 1pm

June 8, 2021

Board Of Directors Meeting

10:45am - 11:30am

General Membership Meeting

11:30am - 1pm

Location:

**Atlanta's Finest Catering
13997 Veterans Memorial
Hwy, Winston GA 30187**

Series Looks at Building and Selling High Performance Homes

Interested in green building and high performance homes? Then make plans to view the Home Performance Counts: Virtual Green Home Tour Series.

The first edition of the series takes place at 3 p.m. ET on April 22. To register, [contact Michelle Diller](#) of NAHB's green building team. If you miss a presentation in the series, no problem. They will be available to view after each installment.

Registration is free to all for this monthly series showcasing high performance homes across the country. In addition to the showcase of homes, builders, real estate agents and others will discuss how housing industry professionals can work together to increase sales and provide added value to consumers.

The series is a product of Home Performance Counts, a joint educational initiative between NAHB and the National Association of Realtors (NAR). [Home Performance Counts](#) is designed to help members of both associations work together and succeed in the rapidly growing marketplace for high-performance homes.

The Earth Day kickoff of the series features Robinhood by Red Tree Builders. Brandon Bryant, Red Tree's Owner and President and current Chairman of the NAHB Sustainability & Green Building Subcommittee takes viewers through



Robinhood, one of his artfully crafted, mindfully built high-performance homes in the mountains near Asheville, N.C. Brandon is joined by Kelly Erin-Spinney of Modern Asheville Real Estate to discuss how to talk to customers about high performance and how to realize the high-performance value of a build in the sale.

A live Q&A with Brandon and Kelly will take place immediately after the tour.

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