



Westside HBA

Carroll Douglas Haralson Paulding Polk

MAY

2021

Newsletter



General Membership Meeting Tuesday, May 11 th at Atlanta's Finest Catering,
13997 Veterans Memorial Hwy, Winston GA 30187 11:30am to 1pm

Housing Starts Up Sharply in March

Housing production rebounded in March as buyer demand remains solid due to low mortgage interest rates. Overall [housing starts](#) increased 19.4% to a seasonally adjusted annual rate of 1.74 million units, according to a report from HUD and the U.S. Census Bureau. This was the fastest pace for combined single-family and multifamily construction since June 2006.

The March reading of 1.74 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 15.3% to a 1.24 million seasonally adjusted annual rate. When comparing the first quarter of 2021 to the first quarter of 2020, single-family starts are up 19.6%. The multifamily sector, which includes apartment buildings and condos, increased 30.8% to a 501,000 pace.

“Builder confidence remains strong, pointing to gains for single-family



construction in 2021,” said NAHB Chairman Chuck Fowke. “However, rising costs for most kinds of building materials continue to impede positive additional momentum in the market.”

On a regional basis compared to the previous month, combined single-family and multifamily starts are 64% higher in the Northeast, 122.8% higher in the Midwest, 13.5% higher in the South and 13.6% lower in the West. The gain in the Midwest is likely weather-related.

Lumber Adds \$36K to Cost of New Home

Soaring lumber prices that have tripled over the past 12 months has caused the price of an average new [single-family home](#) to increase by \$35,872, according to new analysis by the NAHB Economics team. This lumber price hike has also added nearly \$13,000 to the market value of an average new multifamily home, which translates into households paying \$119 a month more to rent a new apartment. The latest Random Lengths prices as of the week ending on April 23 show the price of framing lumber near \$1,200 per thousand board feet – up nearly 250% since April 2020, when the price was roughly \$350 per thousand board feet.

NAHB Puts Emphasis on Mental Health

NAHB has launched two new tools designed to identify and understand [mental health issues](#) before they become urgent. First is an online screening tool that enables members to take an anonymous self-assessment and, depending on the outcome, connect them with appropriate services to address mental health and/or addiction issues. Second is the JustFive NAHB portal, which helps members learn more about substance abuse disorder.

DHS Approves Additional H-2B Visas

The Department of Homeland Security (DHS) has announced that it will issue an additional 22,000 H-2B [guest worker visas](#) over the coming months. Of these additional visas, 6,000 will be reserved for workers from El Salvador, Honduras and Guatemala.

Given the chronic labor shortages facing the home building industry, NAHB has been urging both Congress and DHS to expand the number of H-2B visas available each year.

FEMA Releases Details On Risk Rating 2.0

The Federal Emergency Management Agency (FEMA) recently released new details outlining the implementation schedule for Risk Rating 2.0, an initiative to transform the National Flood Insurance Program (NFIP) to make it better reflect the actual risks properties face.

The new [Risk Rating 2.0](#) changes the way FEMA rates a property's flood risk and prices flood insurance.

NAHB Spring Meetings Will Be Done Virtually

NAHB's Spring Leadership Meetings, taking place June 14-18, will again be conducted virtually.

Subcommittee sessions, and some select committees, will meet in advance of the Spring Leadership Meetings.

As the housing industry continues to face unprecedented challenges, including soaring lumber prices, these meetings are an important opportunity to connect with fellow members and receive important industry updates.

View a [tentative schedule](#).

People View Housing as a Better Investment than Stocks

A recent study by the Federal Reserve Bank of New York found that most [households view housing](#) as a good investment compared to the stock market.

Asked to choose between investing in a rental property or the overall stock market, more than 50% of households recommended housing in all three administrations of the New York Fed survey, which was run in February 2020 (largely before the COVID-19 outbreak in the United States), October 2020 and February 2021.

Another question asks whether a young couple should buy a primary residence or

invest in the stock market and the preference for housing is much stronger in this response with more than 90% of the survey respondents choosing to buy a home.

In selecting housing as a better investment over stocks, most survey respondents cited “desired living environment and provides stability” and “housing prices less volatile” as their primary reasons.



Who Are NAHB Builder Members?

NAHB’s recently published 2020 membership census reveals that the [typical builder member](#) today is a 57-year-old small business owner with a median number of five employees, a median five housing units started in 2020 and a median gross revenue of \$2.6 million.

More than six out of 10 NAHB builder members are single-family builders, according to the NAHB census.

Of the 37,595 builder members, 63% are single-family builders (spec/tract, custom, or general contracting), 22% are residential remodelers, 5% each are land developers and commercial builders, and 4% are multifamily builders. Fewer than 2% each are commercial remodelers and manufacturers of modular/paneled log homes.

Remodeling Confidence Strong

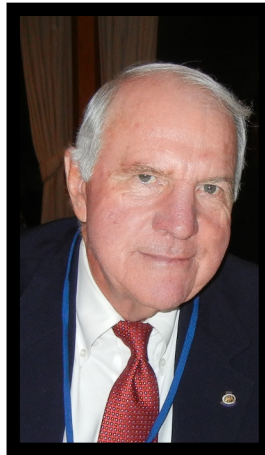
NAHB released its Remodeling Market Index (RMI) in the first quarter of 2021, posting a reading of 86, up 38 points from the first quarter of 2020. The finding is a signal of residential remodelers’ confidence in their markets for projects of all sizes.

The [RMI survey](#) asks remodelers to rate five components of the remodeling market as “good,” “fair” or “poor.” The Current Conditions Index is an average of three of these components: the current market for large remodeling projects, moderately-sized projects and small projects. The Future Indicator Index is an average of the other two components: the current rate at which leads and inquiries are coming in and the current backlog of remodeling projects. Any number over 50 indicates that more remodelers view remodeling market conditions as good than poor.

WHBA Member OF THE MONTH



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Larry B. Boggs has made exceptional contributions to the housing industry and service to home building through a long and storied career spanning the past five decades. He has built a reputation as a visionary in the homebuilding and development industry in the Greater Atlanta area. Larry founded Benchmark Homes in 1971 and through his successful career has inspired many others, in not only the home building profession, but in other professions as well, on a local, state and national level.

Larry's leadership and direction over the past 49 years has helped shape the economic development of the Greater Atlanta Area through boom times and through down turns in the market. His ability to lead with high ethical and principled standards, has contributed greatly to his success and also to strong, balanced growth in this regional area. Under Larry's leadership, as new housing challenges presented themselves (through market down turns, changes in consumer demand, regulatory issues, etc.) he has the uncanny ability to break it down and address and offer product or solutions that work. This is evidenced by his success in building over 3000 homes, \$750,000,000 in sales.

Larry has not only built a thriving, successful home building legacy, but he also has contributed greatly to the overall improvement of the infrastructure and economic development of this region in many ways, including putting together a regional mall, Arbor Place Mall in the West Georgia area in 1999, that brought 2600+ jobs and a tax base of over \$14,000,000 to Douglas County. He further aided the economic tax base of Douglas County with the development and build of Boulevard I and II in 2007 with 9800+ square feet of retail shopping.

Larry has continued his legacy of improvements to the infrastructure and economic development of the region in Carroll County with a \$5,000,000 renovation and warehouse build for Sugar Foods Corporation in 2001, development of facilities and infrastructure for Tanner Health Systems, Turano Baking Company, Southeast Connections and the build of the City of Villa Rica Housing Authority Administration Building in 2010.

Extensive leadership positions abound on Larry's resume, including President of the Homebuilders Association of Douglas County, Chairman of The Parade of Homes-Home Builders Association of Douglas County 1977, National Association of Home Builders Presidential Award for outstanding contribution to the Home Building Industry August 1996, NAHB Spike Club Chairman of the Douglas County Chamber of Commerce Construction Committee 1984, Douglas County Chamber of Commerce- Board of Directors 1983, 1990, 1993, 1994, 1996, 1997, 1998, 1999, 2001, 2003, 2005, Founding Member-First National Bank of Douglasville-1976, Founding Member-Smyrna Bank & Trust-1983, Founding member and Chairman of the Board- Hometown Bank 1996-2008, Tanner Health System Board of Directors 2003-2017, Board of Directors- Gainesville Bank and Trust 2008, Board of Directors (Local Board) SunTrust Bank-2010, Villa Rica First United Methodist Church (various Board positions).



Larry is also proud to have served in the U.S. Marine Corps. He retired from the U.S. Marine Corps Reserves after serving for 22 years, as a Lieutenant Colonel.

**Thank You Lieutenant Colonel
Larry Buford Boggs for your
service to Our Country!**

-- We Salute You --

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Douglas County Neighborhoods

Prestley Park

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Carroll County Neighborhood

Tanyard Village

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Benchmark Homes has established craftsmanship, quality and superior design standards as the hallmark of its company's philosophy.

When Benchmark Homes was founded in Atlanta in 1971 by Larry and Elizabeth "Liz" Boggs, it was rooted in traditional family values with the simple goal of constructing the highest quality homes and neighborhoods while establishing strong, lasting relationships with customers.

Those same values and sound business practices continue today in this family-run business as Larry and Liz's three adult children, Lisa, Kirk and Stephen, continue the Benchmark tradition of building the most beautiful homes in metro Atlanta.





Benchmark Homes, Inc.

Homes by Benchmark feature quality construction backed by Benchmark's Quality Assurance Program. With its extended, transferable 10-year structural warranty and 1-year builder's warranty, home owners have peace of mind about their investment and are assured of the high standard of excellence that Benchmark's "Customer Care Program" provides. Benchmark is committed to customer satisfaction through prompt, courteous service. Home buying, for most consumers, is their single largest investment, and Benchmark takes its responsibility seriously to deliver the best possible experience for all involved.

**Thank You Larry Boggs for your Amazing Contribution
to our Industry.**

Leadership List

OFFICERS

President, Blake Wilson

Vice-President, Blake Hudson

Secretary/Treasurer, Corey Lord

BOARD OF DIRECTORS

Joe Irons

Derrick Thompson

Molly Jones

Cynthia Hall

LIFE DIRECTORS

Larry Boggs

Jeff Matthews

Robbie Robinson

EXECUTIVE OFFICER

Greg Wallace

Calendar of Events

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

July

No Meeting

Location:

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

Northwestern Wins 2021 Solar Decathlon Residential Contest

The 2021 Solar Decathlon Design Challenge – a U.S. Department of Energy (DOE) collegiate competition that tasks students with designing low-carbon, high-performance buildings powered by renewable energy – marked the competition’s 19th year, with the first ever Virtual Village on the National Mall featuring nine builds with 3D renderings, diagrams and videos for each university’s project.

Of the 72 competing teams, representing 12 countries, Northwestern University was named the grand winner for the Residential Divisions and the University of Oregon was named the grand winner of the Commercial Divisions.

Northwestern University’s NuHome is a delicately balanced design that accounts for site challenges such as harsh winters and humid summers in Chicago, and a narrow footprint shaded by three-story buildings on both sides (making solar access more difficult for residential solar photovoltaics).

Despite these constraints, the student team was able to incorporate high-performance features such as a tight thermal envelope, highly efficient HVAC system, natural lighting and graywater reuse system. The design strategically reduces thermal bridging and effectively manages moisture (preventing mold and improving indoor air quality), and achieves



a remarkable EUI rating of 12 and a HERS score of -22.

As a proud sponsor of the Solar Decathlon, [NAHB congratulates](#) all the student teams and faculty for their hard work, innovative solutions, outstanding projects and, most of all, for leading the charge in the next generation of housing. See DOE’s press release for a full list of winners from this year’s competition.

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