

Westside Builder

The Newsletter of the Westside Home Builders Association



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**OCTOBER
2021**

New Home Sales See an Uptick in August

Strong demand, low interest rates and fewer existing homes for sale contributed to an uptick in [new home sales](#) in August even as home prices continue to rise. Sales of newly built, single-family homes in August rose 1.5% to a 740,000 seasonally adjusted annual rate from an upwardly revised reading in July, according to newly released data by the U.S. Department of Housing and Urban Development and the U.S. Census Bureau. Sales are up 2.4% on a year-to-date basis.

A new home sale occurs when a sales contract is signed or a deposit is accepted. The home can be in any stage of construction: not yet started, under construction or completed. In addition to adjusting for seasonal effects, the August reading of 740,000 units is the number of homes that would sell if this pace continued for the next 12 months.

Inventory stands at a balanced level of a 6.1-months' supply, with 378,000 new single-family homes for sale. While inventory is rising, a growing share of that inventory is

October 12, 2021
General Membership Meeting
11:30 am to 1pm

Location: Atlanta's Finest Catering
13997 Veterans Memorial Hwy,
(Bankhead Hwy), Winston, GA. 30187

homes that have not started construction. As of August 2021, 28% of new home inventory consists of homes that have not started construction, compared to 21% a year ago.

The median sales price was \$390,900, remaining flat from July to August, but was up 20% from the \$325,500 median sales price posted a year earlier, due to higher development costs, including materials.

Regionally, on a year-to-date basis, new home sales fell 1.0% in the Northeast and 2.3% in the West, but rose 4.4% in the Midwest and 4.5% in the South.

Legal Victory on PPP Loan Forgiveness

In a case brought by NAHB and Michigan builders, The U.S. District Court for the Eastern District of Michigan ruled Sept. 28 that all NAHB members who received Paycheck Protection Program (PPP) loans can have their [loans forgiven](#) regardless of whether the loans were made in contravention of the Small Business Administration's (SBA) eligibility rules.

NAHB, along with the HBA of Michigan and HBA of Southeastern Michigan, filed the lawsuit at the height of the pandemic-induced economic downturn to give all NAHB members access to PPP funds.

Congress Averts Government Shutdown

Congress on Sept. 30 approved a stopgap spending bill that averts an impending government shutdown by funding federal government agencies at current levels through Dec. 3. [Absent congressional action](#), the government would have shut down on Oct. 1.

Of note to the housing community, the legislation will keep the National Flood Insurance Program (NFIP) funded through Dec. 3, 2021. NAHB continues to work with Congress to achieve a long-term reauthorization of the NFIP.

Vaccine Mandate Won't Affect Small Firms

President Joe Biden in September announced a sweeping vaccine mandate to bring the latest surge in COVID-19 cases under control. Central to the plan is a requirement that every employer with more than 100 employees require the vaccine for its workforce or provide for weekly testing.

[The new mandate](#) will be instituted and enforced through a new emergency temporary standard (ETS) from OSHA in the coming weeks.

House That She Built Promotes Trades Careers

The House That She Built is a new book from NAHB's BuilderBooks that seeks to give children a look at potential careers in construction. Released Sept. 14, 2021, the book is inspired by the real-world team of women who came together to build a one-of-a-kind home in Utah, [The House That SHE Built](#).

Young readers will learn about careers in construction through the tradeswomen who contribute their individual skills to build a new home.

Don't Miss Remodel Show Home at IBS

Staying true to its original character is the primary objective for The New American Remodel® 2022 – a flagship exhibit of the 2022 NAHB International Builders' Show® in Orlando. As [the project](#) continues to take shape and prepares for its debut at IBS Feb. 8-10, the build team is confident show attendees will be impressed with the final product.

This project, along with its sister home, the New American Home, are two great reasons to attend the 2022 Builders' Show.

Learn more and register for the show at [BuildersShow.com](#).

EPA Announces Pre-2015 WOTUS Rule Now in Effect

Following the U.S. District Court for the District of Arizona's ruling in early September to remand and vacate the Navigable Waters Protection Rule (NWPR), which defines the "waters of the U.S. (WOTUS)," the EPA and the U.S. Army Corps of Engineers (Corps) announced that the agencies have halted implementation of NWPR and are interpreting 'waters of the United States' consistent with the pre-2015 rule.

This unilateral decision by the agencies, without public input, means that landowners must immediately follow the federal definition of WOTUS that existed prior to both the Trump and Obama administration's WOTUS rules.



The two agencies said they plan to change the regulatory definition of WOTUS under the Clean Water Act (CWA), an effort that will likely take more than a year to complete.

NAHB urges the agencies to reconsider this decision in light of previous problems with the [pre-2015 WOTUS rule](#).

HBI Opens BuildStrong Academy

The Home Builders Institute (HBI) opened a new Orlando-based facility for training individuals for jobs in construction. The [BuildStrong Academy of Orlando](#) will train and place area students who want to pursue careers in the skilled trades for the building industry. Funded by The Home Depot Foundation, along with other private, public, and nonprofit sector partners, the program will be free to trainees.

Officials expect the training center to serve approximately 500 new trainees by year-end 2022. The training program guides participants through a step-by-step process designed to take them from beginners, with little-to-no trade skills, to tradespeople who are sought after by employers.

NAHB Offers Land Use Resources

In a recent article "Opportunities to Increase Housing Production and Preservation," HUD describes the current housing crisis in the United States and connects an inadequate supply of housing to rising costs.

NAHB has been active in advocating for better land development policy and providing resources to help educate the public on the impact bad policies can have on housing affordability. For more information on effective land development policies, [visit nahb.org](#).

NAHB outlines strong examples of alternative types of "missing middle" housing [in its report](#), "Diversifying Housing Options with Smaller Lots and Smaller Homes."

WHBA Member OF THE MONTH



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NuWave Homes

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Villa Rica, GA 30180

Tel: 770.343.1473

nuwavehomes@gmail.com

NuWave Homes is a family owned and operated Custom-Home Building Company, located in Carroll County GA. Our owner/founder has a 35+ year history in the building industry, having built over 1,800 homes.

Our niche is top quality one-level detached homes, ranging from 2,000 sq ft to over 5,000 sq ft, with meticulous attention given to quality and detail.

Leadership List

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Vice-President, Blake Hudson

Secretary/Treasurer, Corey Lord

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Derrick Thompson

Molly Jones

Cynthia Hall

LIFE DIRECTORS

Larry Boggs

Jeff Matthews

Robbie Robinson

EXECUTIVE OFFICER

Greg Wallace

Calendar of Events

October 12, 2021

Board Of Directors Meeting

10:45am - 11:30am

General Membership Meeting

11:30am - 1pm

November 9, 2021

Board Of Directors Meeting

10:45am - 11:30am

General Membership Meeting

11:30am - 1pm

LOCATION:

Atlanta's Finest Catering

13997 Veterans Memorial Hwy,
(Bankhead Hwy)

Winston GA 30187

REMEMBER

Christmas Party

Friday, December 17, 2021

Virtual Green Home Tour Features NGBS Verifiers in Action

The NAHB/NAR Home Performance Counts: Virtual Green Home Tour Series continues in October from Northern Virginia with Stanley Martin Homes. Headquartered in Reston, Va., Stanley Martin Homes is Builder Magazine's 2021 National "Builder of the Year" and ranks #21 on the BUILDER 100 list.

Join Stanley Martin Homes and their NGBS Green Verifier partner, PEG LLC, for a tour of Tall Oaks, a high-performance infill project in Reston consisting of modern townhomes and flats certified to the [National Green Building Standard®](#) (NGBS). NGBS Green Verifiers will take you through the site and point out what they are looking for in their inspections (rough and final) during the certification process. See what goes into these NGBS Green Certified homes, compare what you are already doing on your builds, and learn how to market green certified homes to prospective buyers.

These free 45-minute programs are held the third Thursday of each month and include a Q&A with building and real estate professionals. [Register now](#) for access to the Virtual Green Home Tour Series.

[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.

Registrants can access the replay for this event and others in the series through NAHB's [webinar replay library](#).

The series is a product of [Home Performance Counts](#), a joint educational initiative between NAHB and the National Association of Realtors (NAR).

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