

# Westside Builder

The Newsletter of the Westside Home Builders Association



August  
2022

**General Membership Meeting Tuesday, August 9th from 11:30am to 1pm**

**At: UNCORKED On MAIN - 129 Main Street, Villa Rica, GA. 30180**

**1 CEU for Builders - Program: METRO Garage Doors, Inc.**

## Single-Family Starts Fall to Two-Year Low

Increased interest rates, building material supply chain bottlenecks and elevated construction costs continue to put a damper on the single-family housing market. For the first time since June 2020, both [single-family starts](#) and permits fell below a 1 million annual pace.

Overall housing starts fell 2.0% to a seasonally adjusted annual rate of 1.56 million units in June from an upwardly revised reading the previous month, according to a report from the U.S. Department of Housing and Urban Development and the U.S. Census Bureau.

The June reading of 1.56 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 8.1% to a 982,000 seasonally adjusted annual rate. This is the lowest single-family starts pace since June 2020. The multifamily sector, which includes apartment buildings and

condos, increased 10.3% to an annualized 577,000 pace.

On a regional and year-to-date basis, combined single-family and multifamily starts are 4.4% lower in the Northeast, 4.7% higher in the Midwest, 11.1% higher in the South and 0.4% lower in the West.

Overall permits decreased 0.6% to a 1.69 million unit annualized rate in June. Single-family permits decreased 8.0% to a 967,000 unit rate. Multifamily permits increased 11.5% to an annualized 718,000 pace.



## Lumber Adds \$14K to New Home Price

Lumber prices have been volatile since April 2020, hitting record highs while also experiencing periods of substantial declines. Between April 2020 and July 2022, [softwood lumber prices](#) have increased enough to add \$14,345 to the price of an average new single-family home, and \$5,511 to the market value of an average new multifamily home, according to NAHB's latest estimates. Based on July 1 Random Lengths prices, the costs have risen to \$29,407 for the softwood lumber products in an average single-family home, and \$10,734 for the products in an average multifamily home.

## Apply Now for NAHB Awards

NAHB Industry Awards are OPEN! Each year, NAHB recognizes the best of the best in our industry. Our prestigious awards celebrate, honor and recognize excellence. As an award winner, the spotlight shines on your business with year-long promotion. So, gather your photos and write descriptions of your stellar projects. Shout out your biggest accomplishments and get the recognition you deserve! [Find the award program](#) that's right for your business and enter.

## NAHB Offers Cybersecurity Resources

NAHB recently launched data privacy and cybersecurity resources to educate members on the risks associated with the modern technology environment. Business owners need to be more proactive about identifying ways to protect their business and customer data from cyber threats.

Developed with assistance from Philip R. Stein, Esq. of Bilzin Sumberg, [the resources](#) include a guide, Cybersecurity – What You Need to Know, a Cybersecurity Assessment and Checklist and Sample Data Security Clauses for Vendor Contracts.

## Make Plans to Attend Building Systems Summit

Make plans to attend the Building Systems Housing Summit in Atlanta, Ga., Sept. 18-20, 2022.

[The summit is the premier conference](#) dedicated to offsite construction and provides the opportunity to meet, learn from, and interact with prominent and influential members of the building systems industry.

Top modular, panelized, concrete, log and timber home manufacturers and builders will connect with suppliers from all over the country to network and participate in educational programs.

## OSHA to Emphasize Excavation Safety

OSHA has announced that its inspectors and enforcement staff will "consider every available tool at the agency's disposal" – including criminal referrals – to help stem a dramatic spike in deaths from trenching and excavation accidents. In the first half of this year, 22 workers have died in trenching accidents compared to just 15 in the entire year 2021.

NAHB has a video toolbox talk builders can use to present to their workers and subcontractors, and additional resources in the [NAHB Trenching and Excavation Toolkit](#).

Please join Westside HBA in  
welcoming

# REAGAN ELLIS

*Born June 28, 2022*

to Blake Hudson, WHBA President,  
& his beautiful wife Claudia.

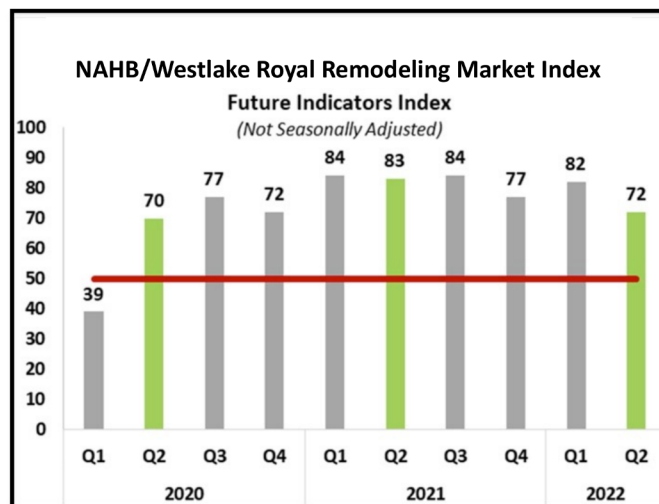


## Confidence in Remodeling Market Falters in 2nd Quarter

The National Association of Home Builders (NAHB) has released its [NAHB/Westlake Royal Remodeling Market Index](#) (RMI) for the second quarter, posting a reading of 77, a 10-point decline compared to the second quarter of 2021.

The NAHB/Westlake Royal RMI survey asks remodelers to rate five components of the remodeling market as “good,” “fair” or “poor.” Each question is measured on a scale from 0 to 100, where an index number above 50 indicates that a higher share view conditions as good than poor.

The Current Conditions Index is an average of three components: the current market



for large remodeling projects, moderately-sized projects and small projects. The Future Indicators Index (see above) is an average of two components: the current backlog of remodeling projects and the current rate at which leads and

## Legal Victory in Connecticut

A Connecticut court decision has resulted in a win for NAHB members in the state and a blow to NIMBY opposition. NAHB last year filed an amicus brief with the Connecticut Supreme Court in the case of International Investors v. Town Plan and Zoning Commission of the Town of Fairfield. The issue in the case was whether the Town of Fairfield legally extended the time for the developer, Fairfield Commons, to complete the project.

The [court ruled for Fairfield Commons](#). It found that special permits and site plans are bound together. A town cannot condition a special permit with a due date before the statutory due date provided for site plans. The ruling maintains predictability for development in the state.

## FHA Extends Appraisal Validity

The Federal Housing Administration (FHA) recently published revised appraisal validity guidance that extends the initial appraisal validity period from 120 days to 180 days and the appraisal update validity period from 240 days to one year for Single Family Title II mortgage programs.

The appraisal validity period establishes the maximum time an appraisal report may be used for an FHA-insured mortgage. [These changes](#) align FHA appraisal validity periods with industry practices, making it easier for lenders to manage appraisal validity while potentially reducing appraisal costs for mortgagees and ultimately, borrowers seeking FHA-insured mortgage financing. The guidance applies to case numbers assigned on or after June 1, 2022.



**NAHB recently honored local HBAs that have demonstrated outstanding achievements in membership for 2021**



**Westside HBA WON in 2 Categories**



**Numerical Increase and Percentage Increase**



**Affiliate Numerical Increase**

# WHBA Member OF THE MONTH



THERE IS A MASSIVE AMOUNT OF TIME & MONEY TO BE SAVED BY ELIMINATING THE NEED TO DEAL WITH MULTIPLE VENDORS, MULTIPLE ACCOUNT REPRESENTATIVES, & MULTIPLE INVOICES. WITH FIRE SYSTEMS, YOU JUST CALL US ONCE & GET ON WITH YOUR DAY. WE SEND OUR TEAM OF PROFESSIONALS TO TAKE CARE OF ALL OF YOUR FIRE PROTECTION NEEDS & YOU DETERMINE YOUR LEVEL OF PARTICIPATION. LET US SIMPLIFY YOUR FIRE PROTECTION NEEDS.



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**[sales@firesystems.net](mailto:sales@firesystems.net)**  
**[www.firesystems.net](http://www.firesystems.net)**

## **Leadership List**

### **OFFICERS**

President, Blake Hudson  
Vice-President, Mike Lee  
Secretary/Treasurer, Joe Irons  
Past President, Blake Wilson

### **BOARD OF DIRECTORS**

Derrick Thompson  
Cory Lord  
Cynthia Hall  
David Barnett

### **LIFE DIRECTORS**

Larry Boggs  
Jeff Matthews  
Robbie Robinson

### **EXECUTIVE OFFICER**

Greg Wallace

## **Calendar of Events**

### **August 9, 2022**

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

### **September 13, 2022**

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

### **October 11, 2022**

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

### **LOCATION:**

**UNCORKED On MAIN  
129 Main Street  
Villa Rica, GA. 30180**

# Supreme Court's EPA Ruling Has Broad Implications

The Supreme Court's recent decision in the case of West Virginia et al v. EPA et al could have a significant impact on federal agencies' ability to expand regulations beyond the authority granted by Congress.

**The court voted 6-3** to restrict the ability of the EPA to regulate carbon emissions. Writing for the majority, Chief Justice John Roberts wrote that the EPA exceeded the authority of the Clean Air Act when it promulgated the Clean Power Plan (CPP) during the Obama administration.

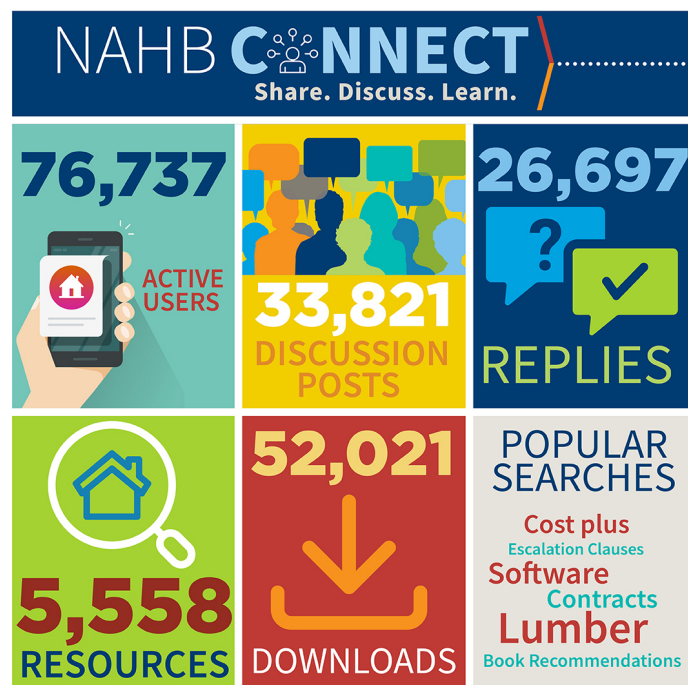
The decision's main relevance for NAHB is its discussion of an administrative law principle, the "major questions doctrine."

The major questions doctrine holds that unless Congress clearly states its intent for a federal agency to exercise its authority to

regulate an issue, courts must reject the agency's approach.

The EPA will not be able to establish a similar rule affecting NAHB members through demand-side efficiency requirements.

The Court's application of the major questions doctrine in this case will help NAHB and its advocacy on behalf of members in cases where an agency attempts to create new regulatory programs that depart significantly from statute.



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**BUSINESS**  
WITH AN  
NAHB  
MEMBER.

Members Save Millions  
Start saving at [nahb.org/savings](http://nahb.org/savings)





**A few important dates to keep in mind – please consider adding these dates to your event calendars:**



**October 11 – last day to register to vote in general election (and runoffs)**

**October 17 – early voting begins for general election**

**October 28 – last day to submit absentee ballot for general election**

**November 8 – 2022 general election day**

**December 6 – general election runoff day**

# 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.....**

# 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](http://www.westsidehba) and click on "Member Benefits" to see all Programs and Savings.**