

Westside Builder

The Newsletter of the Westside Home Builders Association



**March
2023**

**General Membership Meeting - Tuesday March 14, 2023 from 11:30am to 1pm at
UnCorked On Main - 129 Main Street, Villa Rica, GA.**

Single-Family Starts Sluggish in New Year

Although rising builder sentiment indicates a turning point for housing later this year, lackluster single-family **production in January** is a sign that the housing sector faces further challenges, as elevated mortgage rates and high construction costs continue to put a damper on the market.



apartment buildings and condos, decreased 4.9% to an annualized 468,000 pace.

On a regional basis compared to the previous month, combined single-family and multifamily starts were 42.2% lower in the Northeast, 25.9% lower in the Midwest, 7.3% higher in the South and 5.5% higher in the West.

Overall housing starts decreased 4.5% to a seasonally adjusted annual rate of 1.31 million units, according to a report from the U.S. Department of Housing and Urban Development and the U.S. Census Bureau.

The January reading of 1.31 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 4.3% to an 841,000 seasonally adjusted annual rate. The multifamily sector, which includes

As an indicator of the economic impact of housing, there are now 752,000 single-family homes under construction. This is 4.8% lower than a year ago. There are currently 948,000 apartments under construction, the highest levels since December 1973, and up 24.2% compared to a year ago (763,000). Total housing units now under construction (single-family and multifamily combined) are 9.5% higher than a year ago.

CALL TO ACTION - THIS IS NOT A DRILL

***Please read the Georgia Coalition For Housing Opportunity Page 3 to learn more.....**

WESTSIDE HBA needs your help ASAP. Please go to this link:
<https://www.hbag.org/government-affairs/action-center/>

It is the **ACTION CENTER** for the Home Builders Association of Georgia. We all need to voice our Support for HB 514 & HB 517.

When you go to the link above, please provide your Name and Zip Code...this will then bring up the State Representative or Senator for your area. PLEASE let them know that you fully **support HB 514 & HB 517.**

Everyone needs to participate This is very important to our Industry.





GEORGIA COALITION FOR HOUSING OPPORTUNITY

Georgia Coalition for Housing Opportunity (GCHO) will improve the lives of Georgians by championing solutions that:

- Innovate and Invest in Communities Across the State
- Create Jobs and Support Workforce Development to Grow our Economy
- Build Quality, Affordable Housing Solutions for Every Georgia Resident

As the number one state for business for nine consecutive years, Georgia has led the nation in reopening our economy, creating jobs, and bringing investment to our communities – no matter their zip code. Record economic development announcements have made Georgia the envy of the nation, and set our state apart as a hub of innovation and American-made products.

To continue that momentum, new projects and Georgia-grown businesses alike must have a skilled workforce prepared to fill their jobs – and those workers need a safe, affordable place to live. With major Georgia cities experiencing housing inventory between 40% and 57% of 2019 supply, we face a statewide shortage of workforce housing.

Left unchecked, this problem will hobble rural economic development, major urban areas will miss out on business expansions or relocations to their communities, and Georgia’s status as the economic engine of the southeast will be in serious jeopardy.

Georgia Coalition for Housing Opportunity is championing free-market housing reforms that will allow job creators to do what they do best: innovate, invest in communities, and meet consumer demand – all while providing more places for Georgians to live at an affordable price.

Currently, housing regulations can vary from city to city, county to county, even street to street –which only exacerbates skyrocketing prices. In a time where so many Georgians are struggling to make ends meet, housing prices are stifling the middle class and making upward economic mobility virtually impossible for those trying to achieve the American Dream.

The House’s 2022 Study Committee on Regulation, Affordability, and Access to Housing has gathered clear and convincing evidence that illustrates the failures of the status quo. GCHO is committed to pursuing solutions to this pressing issue to invest in communities, create more jobs, and build better, more affordable housing solutions for hardworking Georgians.

Key Talking Points:

- 1.** It’s abundantly clear the status quo is not meeting consumer demand or providing enough housing to meet the economic development needs of the state.
- 2.** Current laws and regulations prevent private sector investment and innovation, leading to higher prices and a lack of affordable housing supply.
- 3.** Proposed legislation cuts government red tape, increases access to affordable housing, and empowers job creators to meet consumer demand.

NAHB Testifies about WOTUS Rule

The Biden administration's new WOTUS rule is so extreme that the federal government will have the authority to regulate certain roadside ditches, isolated ponds and channels that may only flow after heavy rainfall, NAHB Chairman Alicia Huey said in recent Congressional testimony. [The new rule](#) will go into effect on March 20, 2023, but could be overturned soon, depending on the U.S. Supreme Court's decision in Sackett v. EPA, which is focused on the legality of the regulation's significant nexus test.

New Wrinkle in Transformer Shortage

NAHB and other groups sent a letter to Energy Sec. Jennifer Granholm to sound the alarm that DOE's recent rulemaking proposal to increase the energy conservation standards for electrical transformers will worsen the current supply shortage.

The rule would dictate that manufacturers increase the efficiency of transformers by a mere tenth of a percentage point. But increasing efficiency by even this nominal amount "could add months to an [already lengthy order cycle.](#)"

OMB Proposes New Buy-American Rule

In a move that could affect single-family and multifamily affordable housing projects, the Office of Management and Budget (OMB) has proposed new standards to determine if construction materials for federally funded infrastructure projects are [made in the United States.](#)

Construction materials covered by the new guidance, which is required under the Build America, Buy America Act, include lumber, drywall, glass and plastics.

NAHB Creates Online Mentor Match Program

Knowledge is one of the most valuable assets of any business owner. And much of it can only be gained through real-world experience and collaboration. That's why NAHB recently established the Mentor Match program to further support members' professional development needs. [Mentor Match](#) is a free, online resource exclusively for NAHB members to help them establish mentoring relationships.

IRS Releases Guidance for Wind, Solar Under LIHTC

The Department of Treasury and Internal Revenue Service released IRS Notice 2023-17, which details a new bonus tax credit for certain low-income multifamily projects, including Low-Income House Tax Credit (LIHTC) projects, that include eligible [solar or wind energy](#) technologies.

Qualifying solar and wind equipment is eligible for a federal tax credit of up to 30% of the cost as part of the Section 48 Investment Tax Credit. Under the Inflation Reduction Act enacted into law last year, Congress established a low-income communities bonus credit program, which allows certain Section 48-eligible projects to receive an additional 10% or 20% credit.

Builders' Show Sees Largest Attendance in More than 10 Years

Nearly 70,000 home building professionals from around the world filled the exhibition halls of the Las Vegas Convention Center as NAHB hosted the [International Builders' Show® \(IBS\)](#), the largest annual light construction show in the world, Jan. 31-Feb. 2.

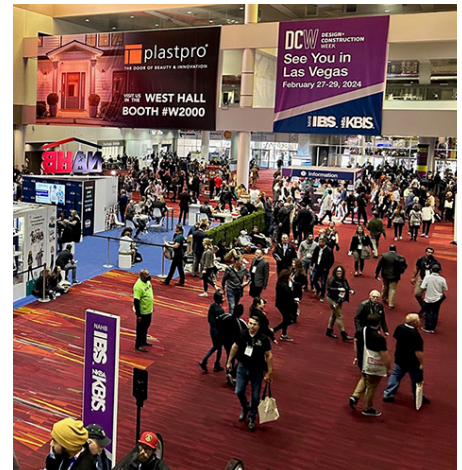
IBS exhibit space totaled more than 600,000 net square feet, where more than 1,300 exhibitors displayed the latest in building products and technology.

This year also marked the 10th anniversary of Design & Construction Week® (DCW), the co-location of IBS and the National Kitchen & Bath Association's (NKBA's) Kitchen & Bath Industry Show (KBIS). DCW drew nearly 110,000 attendees and nearly 2,000

exhibitors occupying more than one million square feet of indoor and outdoor exhibits.

IBS attendees also took advantage of more than 100 education sessions led by experts on a wide range of industry topics.

Next year, IBS and DCW will return to Las Vegas Feb. 27-29, 2024.



Remodelers Hall of Fame Inductees

NAHB Remodelers recently inducted Vince Butler, CAPS, GMB, GMR, a remodeler from Clifton, Va., and Tim Faller, a remodeler from Linthicum, Md., into the [National Remodeling Hall of Fame](#).

Butler has led Butler Brothers Corporation as president since 1984. He was chair of NAHB Remodelers in 2006 and is a past president of the Northern Virginia Building Industry Association.

Faller is the Senior Consultant and Master of Production for Remodelers Advantage Inc. His insights have influenced many around the world through personal consulting, books, and his popular podcast, The Tim Faller Show.

Top States for NGBS Certification

Builders across the United States are continually adding to the pipeline of projects certified to the National Green Building Standard (NGBS), with more than 400,000 homes [built to the standard](#) since its launch in 2009.

Overall, since the inception of NGBS, the top 10 states for both multifamily and single-family certifications combined are:

1. Texas
2. Florida
3. North Carolina
4. Georgia
5. Virginia
6. Maryland
7. Colorado
8. Indiana
9. South Carolina
10. Tennessee

The NGBS provides builders with a national standard to define sustainable projects.

2023 HBAG Winter Board Meeting

February 21, 2023 THE COMMERCE CLUB, ATLANTA, GA.



Jerry Konter, Immediate Past Chairman Of The NAHB Board

Joe Irons, Westside HBA Vice-President

Mike Lee, Westside HBA President

Johnny Blankenship, Westside HBA Secretary/Treasurer

Greg Wallace, Executive Officer



**Meeting with our
State Representative
from District 64 -**

Kimberly New



Common Sense Advocacy for the Residential Construction Industry

Cut Government RED TAPE

Rep. Dale Washburn, Sen. Russ Goodman

- Reel back local government overreach into residential design mandates, zoning prohibitions/moratoriums, surprise rule changes
- Give flexibility to waive regulatory fees for housing
- Increase housing supply and bring prices down

Support Workforce Development

*Rep. Kasey Carpenter, Rep. Ron Stephens,
Sen. Matt Brass, Sen. Jason Anavitarte*

- Pathway to the construction trades and other "high-demand jobs"
- Workforce EXCEleration Act provides career-ready assessments
- Expand HOPE grants to CTAE/construction certifications



WESTSIDE HBA
**"Keeping
Government OUT
Of Your Business"**



Westside HBA

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Leadership List

OFFICERS

President, Mike Lee

Vice-President, Joe Irons

Secretary/Treasurer,

Johnny Blankenship

Past President, Blake Wilson

BOARD OF DIRECTORS

Cynthia Hall

Cory Lord

David Barnett

Krissy Lindsay

LIFE DIRECTORS

Larry Boggs

Jeff Matthews

Robbie Robinson

EXECUTIVE OFFICER

Greg Wallace

Calendar of Events

March 14, 2023

Board Of Directors Meeting

10:45 am - 11:30 am

General Membership Meeting

11:30 am - 1 pm

April 11, 2023

Board Of Directors Meeting

10:45 am - 11:30 am

General Membership Meeting

11:30 am - 1 pm

May 9, 2023

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



Industry Award Winners Announced During IBS

Many of NAHB's most coveted awards were announced during the recent International Builders' Show® in Las Vegas. These include BALA, The Nationals and other award programs that recognize the industry's best.

More than 140 single-family, multifamily, interior design, remodeling and community projects were honored at the 2022 **Best in American Living™ Awards** (BALA) ceremony during IBS. The awards are sponsored by Monogram, and the media partner is Professional Builder.

During the National Sales and Marketing Awards gala ("**The NationalsSM**"), NAHB honored outstanding residential real estate sales, marketing and design, 55+ housing projects, individual achievement and global excellence. The Nationals: powered by Wells

Fargo Home Mortgage.

NAHB also recognized the best in craftsmanship, innovation and excellence in remodeling at the **NAHB Remodeling Awards**, sponsored by Ferguson Bath, Kitchen & Lighting Gallery.



Other awards announced during IBS: **SAFE**. The 17th annual NAHB/Builders Mutual Insurance Company **Safety Award for Excellence** (SAFE).

Best of IBS™. The 10th annual **Best of IBS™** Awards, including Best in Show.



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Members Save Millions
Start saving at nahb.org/savings

Comprehensive Builder Representation Services



The
Lake
AT ST. ANDREWS

Sold Out!

The Lake at St. Andrews, a 105 lot community in Winston GA, includes craftsman style 3 & 4 bedroom, stepless ranch and 1.5 story homes. Sales at The Lake at St. Andrews began in early 2019 with pricing in the mid \$200s and continued throughout 2022 with pricing in the high \$300's.

Winston, GA

**CAPSTONE
FALLS**

Only 6 remain

Capstone Falls is a 25 lot boutique community in Carrollton GA that includes craftsman style 3 & 4 bedroom, stepless ranch homes. Sales at Capstone Falls began in November 2021 with pricing in the mid \$300s and continues with pricing up to mid \$400s.

Carrollton, GA

THE
ENCLAVE
at St. Andrews

Now PreSelling

The Enclave at St. Andrews consists of 3 phases totaling over 100 lots. This community will include 3 & 4 bedroom stepless ranch and 1.5 story craftsman style homes. Presales have begun with pricing at the mid \$300's and up to low \$400s.

Winston, GA

Turnkey New Construction Marketing & Representation

- Website Development & Maintenance
- Lot Signs and Sign Management
- Showroom for Selections & Upgrade Sales
- Floor Plan Presentations
- Photography & Virtual Staging
- Interactive Brochures
- Social Media Marketing
- Walkthrough Services (Blue Tape & Final)



Builder Marketing
Presentation or go to
Builders.NestwellMedia.com



Suzette Abramson
Co-Owner, REALTOR®, Broker
GRI, SRS - 35 Years Experience

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Anna Romano
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GRI, SRS, ABR, ePro

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WHBA Member OF THE MONTH

ROCKIN ATLANTA **WEAVER**
DRY WALL, INC



Weaver Drywall, Inc was founded in 1994 by Cobb County native, Steve Weaver. We are a full-service drywall contractor specializing in all of your drywall needs. Over the past 20 years, we have expanded our operations to include residential, commercial and industrial construction. We offer all phases of interior and exterior drywall. We have been able to maintain our operations with a full staff to provide quality service and value pricing, by developing ongoing relationships with many of our builder customers, homeowners and local business owners. Please contact us so you can benefit from the expertise we offer!

Sincerely,

Steve Weaver, President



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Acoustical Ceilings

CONTACT US

770.975.7435

<https://www.weaverdrywall.com/>



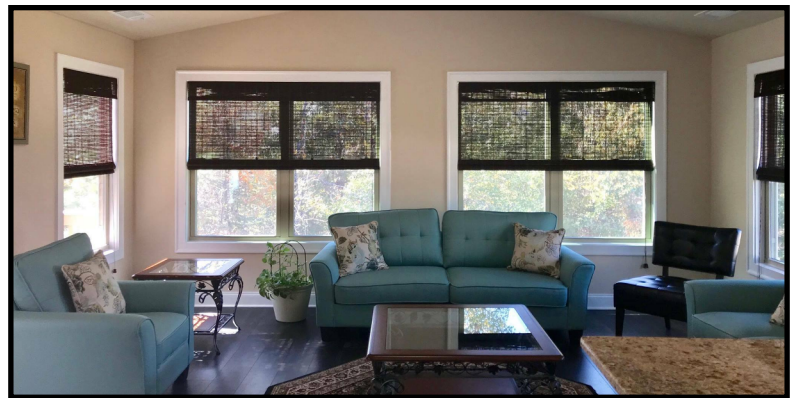
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Sold By Sandra

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metrobrokers.com/realestate/agent/sandra-harvey

I am honored to serve as the 2023 Membership Committee Chair of the Westside Home Builders Association. Our Membership serves Carroll, Douglas, Haralson, Paulding & Polk Counties. We are one of the largest Builder Associations in the State of Georgia. If you are a Builder, Supplier of building materials, Roofer, Flooring Company, Mortgage Provider, Realtor, etc., please check out our website www.westsidehba.com

to see all the great benefits of becoming a Member. Click "**Become A Member**" to complete the Online Application. (just takes a few minutes). If you are a Builder, you will sign up under "Builder Member". The costs for your Company Membership is \$550.00 and any additional person(s) within your organization can also join as an "Affiliate Builder Member" for only \$165.00 per person. A non-builder will sign up as an "Associate Member" for \$550.00 and \$165.00 for each "Affiliate Associate Member". Our Membership meets monthly at Uncorked on Main, 129 Main Street, Villa Rica. Please give me a call with any questions. Sandra Caraway Harvey 770-845-1601.

#GetInvolved

#AllBuildersNeedToBeAMember

#DontMissOut

#MembersDoBusinessWithMembers

#Save\$100PerHouseonDETTTesting

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Westside HBA

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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 Benefits" 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.....