

Westside Builder

The Newsletter of the Westside Home Builders Association



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June - 2021

Builder Confidence Steady in May Despite Concerns

Builder confidence held stable in May, despite growing concerns over the price and availability of most building materials, including lumber. The latest NAHB/Wells Fargo [Housing Market Index \(HMI\)](#) shows that builder confidence in the market for newly built single-family homes was 83 in May, unchanged from the April reading.

“Builder confidence in the market remains strong due to a lack of resale inventory, low mortgage interest rates, and a growing demographic of prospective home buyers,” said NAHB Chairman Chuck Fowke.

“However, first-time and first-generation home buyers are particularly at risk for losing a purchase due to cost hikes associated with increasingly scarce material availability. Policymakers must take note and find ways to increase production of domestic building materials, including lumber and steel, and suspend tariffs on imports of construction materials.”

“Low interest rates are supporting housing affordability in a market where the cost of

Tuesday, June 8th

Board Meeting 10:45 am - 11:30 am

General Membership Meeting

11:30 am - 1 pm

**Location: Atlanta's Finest Catering,
13997 Veterans Memorial Hwy.**

Winston GA 30187

Sponsor: NG Turf - 1 CEU Credit

most materials is rising,” said NAHB Chief Economist Robert Dietz. “In recent months, aggregate residential construction material costs were up 12% year over year, and our surveys suggest those costs are rising further. Some builders are slowing sales to manage their own supply chains, which means growing affordability challenges for a market in critical need of more inventory.”

With labor and lot availability a challenge in many markets, Dietz cautioned that “home buyers should expect rising prices throughout 2021 as the cost of materials, land and labor continue to rise.”

Commerce Secretary Pledges Lumber Help

Commerce Secretary Gina Raimondo acknowledged the depth of the lumber price crisis and its effects on the residential construction industry, home buyers and renters during a May 28 [meeting with NAHB's senior officer team](#).

Secretary Raimondo and NAHB CEO Jerry Howard discussed working together on convening a summit that would include representatives from the U.S. government, the lumber supply chain and the home building industry.

What to Know about Vaccinations

NAHB is urging home builders to encourage their workers and subcontractors [to get vaccinated](#). Resources are available on [nahb.org](#). But there is some complexity around businesses urging vaccination. If an employer incentivizes its employees to get vaccinated (with time off, money or other reward), employees who are not able to receive the vaccine should still be eligible to get the incentive, otherwise it could be seen as unequal treatment and give rise to discrimination claims.

New GFCI Requirement Causing Problems

The Texas Department of Licensing & Regulation recently voted unanimously to delay until Jan. 1, 2023, requirements of section 210.8(F) of the 2020 National Electrical Code. A new requirement in the 2020 NEC requires a [ground-fault circuit interrupter \(GFCI\)](#) breaker to be installed on connections between a new home's electrical system and the air conditioning condenser unit. Home owners and builders in Texas immediately began reporting issues with the GFCI breakers tripping when the air conditioner ran, sometimes tripping multiple times each day.

Emergency Rental Assistance Released

The Treasury Department in May announced it is releasing \$21.6 billion in funding for the second allotment of the [Emergency Rental Assistance](#) Program (ERAP). NAHB had urged White House officials to release the funds. The Treasury released its first \$25 billion in rental assistance earlier this year. The Treasury also released a fact sheet that cites steps the Biden administration is taking to disburse the rental assistance.

Indiana Water Rule Helps Home Builders

Indiana Gov. Eric Holcomb (R) signed a [state wetlands bill](#) that ensures developers and builders in Indiana benefit from NAHB's 2020 regulatory victory under the Trump administration's Navigable Waters Protection Rule (NWPR). The measure is a victory for the Indiana Builders Association (IBA) and its members. The NWPR removes from federal control, and thereby federal wetlands permitting requirements under the Clean Water Act, all ephemeral features, such as streams and ditches.

WHBA Member OF THE MONTH



Lisa Boggs Justus



<https://benchmarkatlanta.com>

Lisa Boggs Justus is a Licensed Residential General Contractor/Builder with Benchmark Homes.

She has been a builder and developer of custom home neighborhoods in the Smyrna and Vinings area for the past 28 years.

She recently started building in Fairfield Plantation and the Villa Rica area. She builds with her husband, Scott Justus.

They are both excited to announce that in 2021, they have also started building with their son, Charles Justus.

They are all active members of the Westside Home Builders Association (WHBA).

Lisa enjoys working with clients to make their dreams come true with a "hands on" approach to custom home building. Every detail in the home is addressed and considered.

Her two brothers, Kirk and Stephen Boggs, and her Father, Larry Boggs, are also builders with Benchmark Homes. They build and develop in the Greater Atlanta area.

Lisa is also a Certified Professional Accountant and a Member of the First United Methodist Church of Villa Rica

Facebook @benchmarkhomes1971

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Regulatory Costs Add \$93,870 to Price of New Home

Regulations imposed by all levels of government account for \$93,879, or 23.8% of the current average sales price (\$397,300) of a new single-family home, according to a [new study by NAHB](#).

Of the \$93,870, \$41,330 is due to regulation during development, and \$52,540 is due to regulation during construction.

The study illustrates how overregulation is exacerbating the nation's housing affordability crisis and that policymakers need to take bold steps to reduce or eliminate unnecessary regulations that will help builders increase the production of quality,

affordable housing to meet growing market demand.

While NAHB's previous regulatory estimates in a 2016 study were fairly similar, the price of new homes increased substantially in the interim. The data show an estimate that regulatory costs in an average home built for sale went from \$84,671 to \$93,879 — a 10.9% increase during the five-year span between NAHB's 2016 and 2021 estimates.



EPA Proposes New CGP

The U.S. Environmental Protection Agency on May 12 published the proposed 2022 Construction General Permit (CGP) in the Federal Register. The current 2017 CGP permit is in effect until Feb. 16, 2022, when [the final 2022 CGP](#) will become effective for five years.

Public comments on the proposed 2022 CGP will be accepted until July 12, and NAHB will submit comments on behalf of the home building industry.

EPA's CGP authorizes stormwater discharges from land development and construction activities. They are the most common environmental permit residential developers and builders must obtain.

The proposed 2022 CGP includes new notification, recordkeeping, and documentation requirements.

Biden EO Affects Housing

President Joe Biden on May 21 signed a sweeping [executive order on climate change](#) entitled "Executive Order on Climate-Related Financial Risk."

Of note to the housing community, the executive order (EO) will reinstate the 2015 Obama-era Federal Flood Risk Management Standard (FFRMS) which was revoked by the Trump administration. NAHB opposed the 2015 FFRMS because it would dramatically expand regulated floodplain areas without congressional oversight.

The EO also requires the secretaries of Agriculture, HUD and Veterans Affairs to consider approaches to better integrate climate-related financial risk into underwriting standards and loan terms and conditions, as related to their federal lending policies and programs.

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

June 8, 2021

Board Of Directors Meeting

10:45am - 11:30am

General Membership Meeting

11:30am - 1pm

July

No Meeting

August 10, 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

REMEMBER

Christmas Party



Friday, December 17, 2021

Virtual Green Home Tour Continues in Santa Fe

The NAHB/NAR Home Performance Counts: Virtual Green Home Tour Series continues in June from Santa Fe, New Mexico. Join Mark and Leslie Giorgetti of [Palo Santo Designs LLC](#) on June 17 at 3pm ET for a tour of their stunning home, featured in the [2020 SFAHBA Hacienda Parade of Homes](#). A live Q&A with Mark and Leslie, joined by former SFAHBA Executive Officer Kim Shanahan, will take place immediately after the tour.

Register at nahb.org/greentour.

About the home: "Sustainability seamlessly fuses with high architectural design and exceptional craftsmanship in this 5,415 square foot Modern Farmhouse. Features include a super-insulated shell, pumice-concrete walls, passive-solar design, solar photovoltaics, food production as part of the landscape design and rainwater reuse for both irrigation and toilet flushing."

[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. A replay library is available if you miss a presentation.

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.

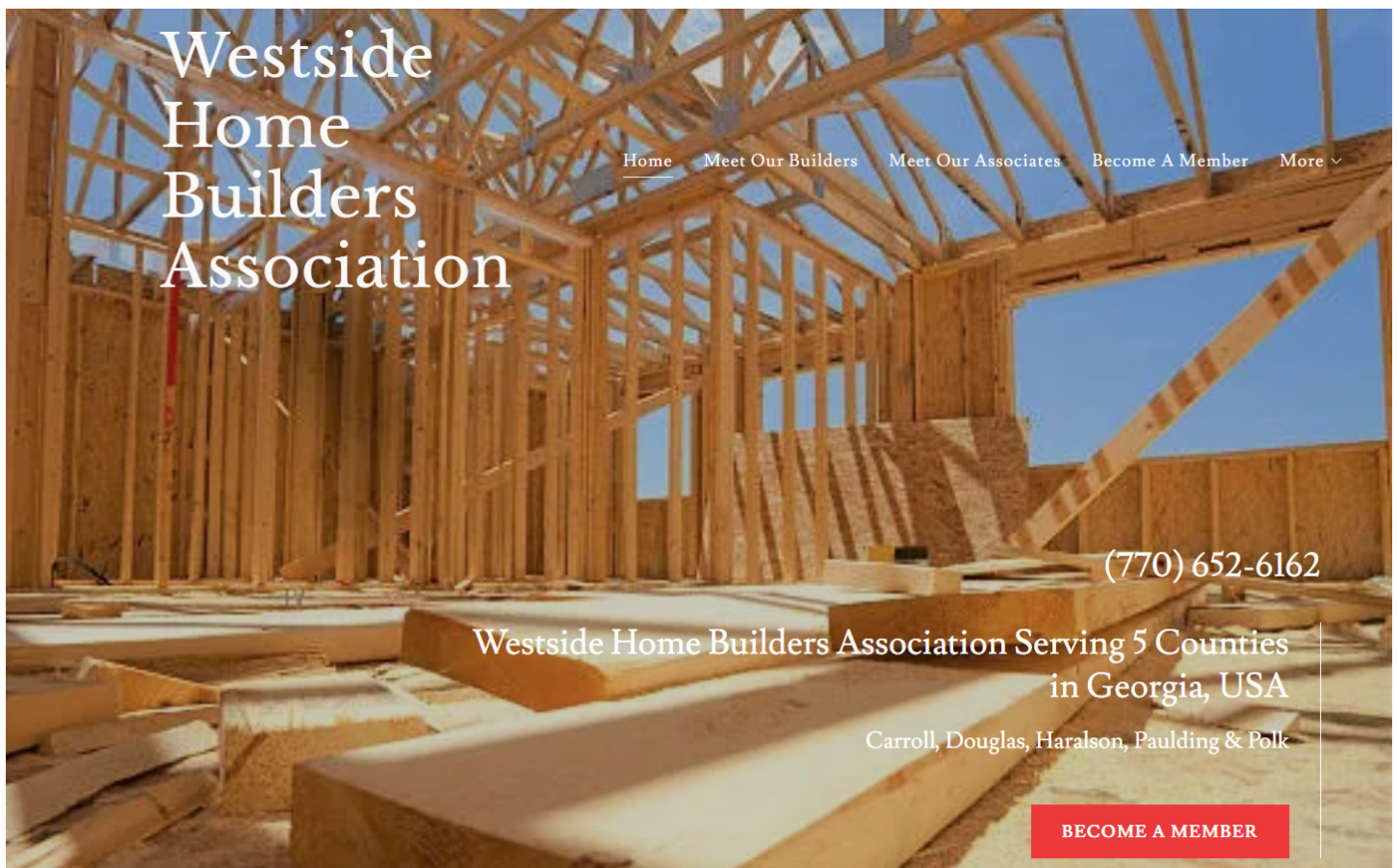
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www.westsidehba.com



Please note: Still Under Construction

