

Westside Builder

The Newsletter of the Westside Home Builders Association



**September
2025**

**General Membership Meeting-Tuesday, September 9, 2025 from 11:30 am to 1 pm
at SAM & ROSCOS Restaurant, 7450 Douglas Blvd., Douglasville, GA.**

July Housing Starts Edge Higher Despite Challenges

Single-family housing starts posted a modest gain in July as builders continue to contend with challenging housing affordability conditions and a host of supply-side headwinds, including labor shortages, elevated construction costs and inefficient regulatory costs.



Led by solid multifamily production, overall housing starts increased 5.2% in July to a seasonally adjusted annual rate of 1.43 million units, according to a report from HUD and the U.S. Census Bureau.

The July reading of 1.43 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 2.8% to a 939,000 seasonally adjusted annual rate and are down 4.2% on a year-to-date basis. The multifamily sector,

which includes apartment buildings and condos, increased 9.9% to an annualized 489,000 pace.

On a regional and year-to-date basis, combined single-family and multifamily starts were 10.2% higher in the Northeast, 17.7% higher in

the Midwest, 2.4% lower in the South and 0.5% lower in the West.

Overall permits decreased 2.8% to a 1.35-million-unit annualized rate in July. Single-family permits increased 0.5% to an 870,000-unit rate and are down 5.8% on a year-to-date basis. Multifamily permits decreased 8.2% to a 484,000 pace.

Looking at regional permit data on a year-to-date basis, permits were 16.6% lower in the Northeast, 9.1% higher in the Midwest, 3.4% lower in the South and 5.1% lower in the West.

2025 HBAG Fall Meeting, Officer Installation and Gala

September 9 · 2pm - September 11 · 11pm EDT

**Location: The Ritz-Carlton, Amelia Island
4750 Amelia Island Parkway, Amelia, FL 32034**

**Let's celebrate at the Fall Meeting as we
install new officers & celebrate our award
winners.**



Reservations: <https://www.hbag.org/events/>

**Westside HBA's Mike Lee will be
installed as the next
Secretary/Treasurer of The Home
Builders Association of Georgia (HBAG)**



- **Westside Home Builders Association Former President**
- **Currently being installed as Secretary/Treasurer of The Home Builders Association of Georgia on Thursday, September 11, 2025 at 6:30pm**
- **CEO - Tributary Homes**

DON'T FORGET TO BRING CASH \$\$\$ FOR OUR B-PAC RAFFLE



The Builders Political Action Committee is a voluntary non-profit organization affiliated with the Home Builders Association of Georgia & Westside Home Builders.

The purpose of B-PAC is to give aid, through campaign contributions, to those political candidates who support the goals of improving the residential construction industry.

B-PAC is managed by a Board of Trustees who identify deserving recipients of campaign contributions.

HELP US KEEP GOVERNMENT OUT OF YOUR BUSINESS!

Two Big LIHTC Advancements

[Two recent policy actions](#) sought by NAHB will expand and strengthen the Low-Income Housing Tax Credit (LIHTC).

First, the Federal Housing Finance Agency (FHFA) announced that Fannie Mae and Freddie Mac will be permitted to double their annual LIHTC investment cap from \$1 billion to \$2 billion annually. Second, the newly enacted One Big Beautiful Bill Act includes language that NAHB fought for that includes the biggest expansion of the LIHTC in decades.

Who Are NAHB's Builder Members

New figures from NAHB highlight the enduring role of small businesses in the residential construction industry. According to the latest [NAHB member census](#), most builder members continue to operate on a modest scale amid a housing industry facing affordability challenges, labor shortages, and material cost volatility.

The full census findings are available in the [August 2025 special study](#).

Townhouse Construction Hits Record

Townhouse construction expanded more than 9% on a year-over-year basis in the second quarter of 2025, with single-family attached starts totaling 45,000, according to NAHB analysis of the most recent Census data.

Using a one-year moving average, the [market share of newly-built townhouses](#) stood at 18.3% of all single-family starts for the second quarter. With gains over the last year, the four-quarter moving average market share is the highest on record for data that goes back to 1985.

Make Plans to Attend The Builders' Show

The NAHB International Builders' Show® (IBS) is the premier event for the residential construction industry, bringing together tens of thousands of industry professionals and 1,700+ top manufacturers and suppliers every year. Registration is open as of Sept. 2 for IBS 2026, which will take place Feb. 17-19 in Orlando. Here are three good reasons to make your Builders' Show plans now:

- 1) Star-studded speakers;
- 2) The latest products and trends on the Exhibit Floor; and
- 3) The show's fond farewell to Orlando.

Register at buildersshow.com.

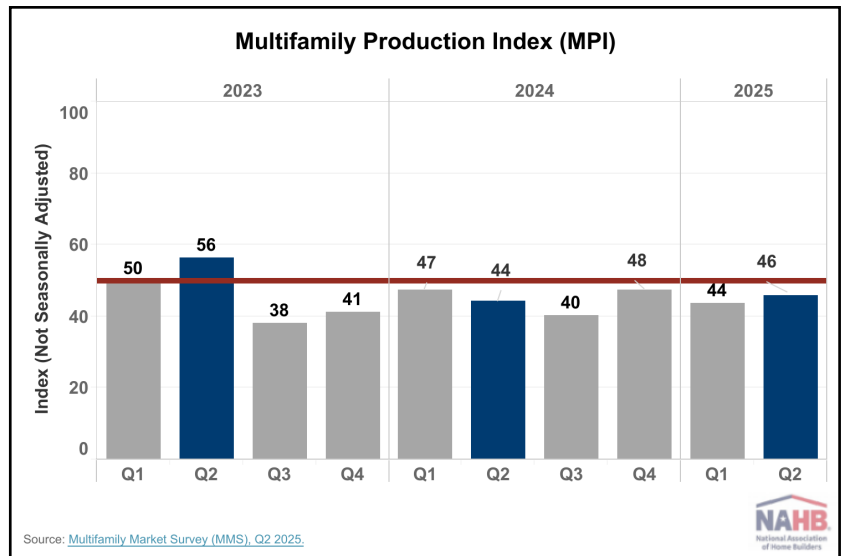
Apply Now to Win a Prestigious NAHB Award

Applications for NAHB's Awards are open. [The award programs](#) include: The Best in American Living™ Awards, sponsored by SMEG; the Associates of Excellence Awards; the Custom Home Builder of the Year Award; the Leading Suppliers Council Spark Award; the Professional Women in Building (PWB) Awards; the NAHB/Builders Mutual Safety Award for Excellence (SAFE) Awards; the NationalsSM Awards, NAHB's largest awards competition; the Young Professional Awards; and the Student Chapter Awards. The [deadline for entries](#) is Oct. 6.

Multifamily Developer Confidence Improves in Q2

Confidence in the market for new multifamily housing increased year-over-year in the second quarter, according to the [Multifamily Market Survey](#) (MMS) released recently by the National Association of Home Builders (NAHB). The MMS produces two separate indices. The Multifamily Production Index (MPI) had a reading of 46, up two points year-over-year, while the Multifamily Occupancy Index (MOI) had a reading of 82, up one point year-over-year.

The index and all its components are scaled so that a number below 50 indicates that more respondents report conditions are poor than report conditions are good.



The MPI measures builder and developer sentiment about current production conditions. The MOI measures the multifamily housing industry's perception of occupancies.

Podcast Looks at Policy Agenda

On the latest episode of [NAHB podcast Housing Developments](#), NAHB CEO Jim Tobin and COO Paul Lopez discuss how the rest of the year looks as Congress returns to Washington in September.

The first order of business will be to keep the government open in the face of a Sept. 30 appropriations deadline. Tobin noted that home builders and buyers rely on many programs funded through Congressional appropriations, like the National Flood Insurance Program (NFIP), HUD and VA mortgage programs, and many more. Tobin also noted that NAHB will be focused on funding for Job Corps, a program vital to workforce development in construction.

Foundation Types by Region

In 2024, 73% of new single-family homes started were built on [slab foundations](#), according to NAHB analysis of the U.S. Census Bureau's Survey of Construction (SOC). Although this was a modest year-over-year increase of 0.6 percentage points, it continues the upward trend in slab adoption, widening the gap between slabs and other foundation types. In comparison, basements (full or partial) accounted for 17% of new homes, while crawl spaces made up just 9.2%.

In colder northern areas, where foundations extend below the frost line, basements are more common. Warmer regions favor slab foundations for their affordability and efficiency.



Chuck Laster

Business Development Manager
at Carter Lumber

Westside HBA Membership Committee Chairman

I am honored to serve as the 2025 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 Sam & Roscos Restaurant located at 7450 Douglas Blvd., Douglasville, Ga. Please give me a call with any questions. Chuck Laster - (678) 485-8569.

#GetInvolved

#AllBuildersNeedToBeAMember

#DontMissOut

#MembersDoBusinessWithMembers

#Save\$100PerHouseonDETesting

#MembershipBenefits

DO
BUSINESS
WITH AN
NAHB
MEMBER.

CARTER[®]
Lumber

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.....



GOD Bless America!!!

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 Benifits" to see all Programs and Savings.



Westside HBA

Carroll Douglas Haralson Paulding Polk

HBA
REBATES

Start Getting **Money Back** For Products You Already Use

Free member benefit of your state and local HBA.



www.HBArebates.com

\$1,650.24

Average rebate per builder/remodeler company who participated in 2024.

EASY TO PARTICIPATE!

1

Register

2

Submit a Rebate Claim

3

Receive a Rebate Check

Use Any Of Our Participating Manufacturers →







Participating Manufacturers



**HBA
REBATES**



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 866.849.8400
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SAVE THE DATE

WESTSIDE HBA



ANNUAL CHRISTMAS PARTY



SUNDAY, DECEMBER 7, 2025



STAY TUNED FOR INFORMATION TO PURCHASE YOUR TICKETS

WESTSIDEHBA.COM

Leadership List

OFFICERS

President, Joe Irons
Vice-President, Johnny
Blankenship
Secretary/Treasurer,
Mason Tritt
Past President, Mike Lee

BOARD OF DIRECTORS

Blake Wilson
John Christian
Cynthia Hall
David Barnett
Sandra Harvey
Chuck Laster

LIFE DIRECTORS

Larry Boggs
Jeff Matthews
Robbie Robinson
Honorary: Cory Lord

EXECUTIVE OFFICER

Greg Wallace

Calendar of Events

September 9, 2025

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

October 14, 2025

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

November 11, 2025

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

LOCATION:

Sam & Roscos Restaurant
7450 Douglas Blvd.,
Douglasville, GA. 30135



NAHB Members Enjoying Big Savings in 2025

NAHB has unveiled several [new savings opportunities](#) designed to make membership even more valuable in 2025. Here's what's new:

Best Buy. NAHB members can receive immediate discounts at Best Buy just by creating an online account with the NAHB member code. Go to nahb.org/bestbuy for more information.

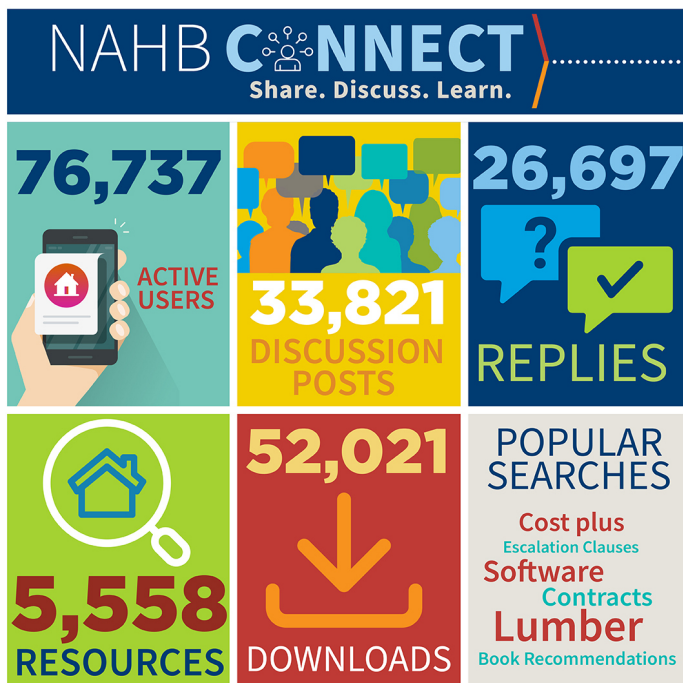
Ford Pro. Members can save between \$500 and \$5,000 on the purchase or lease of a Ford truck, van, car or SUV. Go to nahb.org/ford for more details.



Mercedes-Benz Vans. Mercedes-Benz Vans has introduced a \$500 discount exclusively for NAHB members. Visit nahb.org/mbvans.

QuickBooks Savings Through Baytek. NAHB members can unlock a suite of valuable benefits with QuickBooks provided by Baytek. Go to nahb.org/quickbooks for more.

RAM Trucks. RAM Trucks is offering NAHB members \$1,000 off the purchase or lease of eligible RAM vehicles. Visit nahb.org/ram for details.



DO
BUSINESS
WITH AN
NAHB
MEMBER.

Members Save Millions

Start saving at nahb.org/savings

