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Home Builders Association of Georgia (HBAG) Winter Meeting

February 26 & 27, 2019 in Atlanta, GA.

Feb. 26 – Reception from 4:30 PM – 6:00 PM in the
Sloppy Floyd Building

(James H. "Sloppy" Floyd Veterans Memorial Building).

Take your legislators to dinner afterwards.

Feb. 27 – Meet in the Capitol at 9:00 AM.

Various meeting throughout the day.



International Builders Show Feb. 19-21, 2019 Las Vegas!

The Builders Show heads back to Las Vegas February 19th -21st
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Register now at www.buildersshow.com



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President's Letter

Dear GCHBA Members:

We are off to a great start in 2019. We welcome the following companies who have renewed their Foundation Sponsorships.

They are:

Builders First Source, Diverse Power, Georgia Power, Liberty Utilities, Lovelace Plumbing, Meridian Brick, Synovus

In addition, we welcome new Foundation Sponsors:

2-10 Home Buyers Warranty
Acme Brick, Tile and Stone
Ferguson Bath, Kitchen, and Lighting

Thank you all for your support!

A big thank you also to Georgia Power, for sponsoring a FUN, great, monthly meeting at Stars and Strikes. The fifty members who turned out had an opportunity to have a really good time together. I know I personally got to know at least 10 people who I had never met before. Come to the meetings. We are going to make them all a special event for you.

We went out to Double Churches Middle School to showcase our trades to potential future employees. We are also working with Tim Vincent, of the Muscogee County School System, to make sure that the trades that we need are going to be taught in the new Jordan Career Academy. Your HBA will be the vehicle that pulls our various members, and their resources, together to assist the schools in turning out the employees we need. These students will be trained, and are interested in being an Electrician, a Carpenter, a HVAC Technician, a Plumber etc. We will need your leadership and sponsorship. Together we can make this happen.

In lieu of February General Membership Meeting, we encourage participation at the Home Builders Association of Georgia (HBAG) Winter Meeting February 26 & 27, 2019 in Atlanta, GA. On Feb. 26, there is a reception from 4:30 PM to 6:00 PM in the Sloppy Floyd Building (James H. Sloppy Floyd Veterans Memorial Building). We want to take our Legislators to dinner that evening. Dusty and I will try to pull this together. Please let Dusty know if you can attend. On Feb. 27, we will meet in the Capitol at 9:00 AM and attend various meetings throughout the day.

International Builders Show is February 19 - 21, Las Vegas, NV. Many builders and their spouses plan to attend.

(SAVE THE DATE) Home Builders Association of Georgia (HBAG) Spring meeting will be held in Columbus this year on Monday, May 6 and Tuesday, May 7. More details will be provided closer to the event.

Thank you all for your membership and support,
Robert

Mission Statement

The Greater Columbus Home Builders Association is a nonprofit trade association representing the construction industry in Muscogee, Harris, Marion, Chattahoochee, Talbot and Taylor Counties since 1947.

We benefit our members by providing continuing education and political advocacy and promoting innovative building practices. We benefit our community by providing desirable places to live, work and play.

Our members are committed to upholding ethical and professional standards while advancing the quality of life in our community.

Important Notice

Dues payments to your local association are not deductible as charitable contributions for federal income tax purposes. However, dues payments may be deductible as ordinary and necessary business expense, subject to an exclusion for lobbying activity. Because a portion of your dues for 2018 is used for lobbying by NAHB (19%) and by HBAG (77 %), the amounts are not deductible for income tax purposes.

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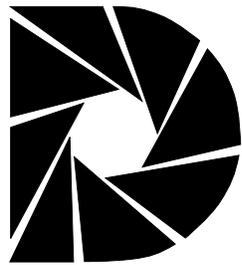
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UPCOMING EVENTS

February 5, 2019

Officers & Board Members
4:30 p.m. Executive Committee
5:00 p.m. Board Meeting
GCHBA Office

February 26 & 27, 2019

In lieu of February
General Membership Meeting
HBAG State Winter Meeting

PERMIT INFORMATION

December

HARRIS COUNTY SINGLE FAMILY

<u>Dec. 18</u>	<u>Dec. 17</u>	<u>Jan-Dec. 18</u>	<u>Jan-Dec. 17</u>
9	12	219	196

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Industry Insights



The labor shortage in the residential construction industry remains unsettled. In a recent survey, Associated General Contractors (AGC) reports 80 percent of U.S. firms are not finding workers to fill the hundreds of thousands of skilled labor vacancies across the country, forcing them to delay construction projects. "With a rise in the share of firms having trouble finding skilled craft workers, it's evident that we need to reskill the future workforce," according to Sarah Hodges, who is senior director of the construction business line at Autodesk, who partnered with the AGC to conduct the labor force study. Thanks to funding partners, HBI has continued to grow and train more workers for careers in the industry HBI continues to enroll nearly 8,000 individuals each year through its programs, and place over 85 percent of its graduates in jobs to help reduce the labor shortage. "There's over 700 state and local home builders associations and in virtually every area where we have a program, all of them are really crying out for workers to meet the demand," said John Courson, CEO of HBI. According to a recent article from Door & Window Market Magazine, "Craft worker shortages are severe in all four regions of the country. In the West and South, 81 percent of contractors reported having a hard time filling hourly craft positions, almost identical to the 80 percent rate in the Midwest and 77 percent rate in the Northeast." With building activity projected to strengthen over the next few years, the demand for skilled labor is expected to be even greater.

Reference: <http://www.hbi.org/Portals/2/Files/Fall%202018.pdf>

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Home Building Industry



Lower Interest Rates Stabilize Builder Confidence

Filed in Economics on January 16, 2019 • NAHB



Buoyed by falling mortgage rates, builder confidence in the market for newly-built single-family homes rose two points to 58 in January on the National Association of Home Builders/Wells Fargo Housing Market Index (HMI).

“The gradual decline in mortgage rates in recent weeks helped to sustain builder sentiment,” said NAHB Chairman Randy Noel. “Low unemployment, solid job growth and favorable demographics should support housing demand in the coming months.”

“Builders need to continue to manage rising construction costs to keep home prices affordable, particularly for young buyers at the entry-level of the market,” said NAHB Chief Economist Robert Dietz. “Lower interest rates that peaked around 5% in mid-November and have since fallen to just below 4.5% will help the housing market continue to grow at a modest clip as we enter the new year.”

Due to the partial government shutdown, there will be no new Census/HUD figures released tomorrow on housing starts and permits. NAHB estimates that the December government data would show that single-family starts ended the year totaling 876,000 units, which would mark a 3% gain over the 2017 total of 848,900. However, the slowdown in sales during the fourth quarter of 2018 has left new home inventories elevated in some markets.

Derived from a monthly survey that NAHB has been conducting for 30 years, the NAHB/Wells Fargo Housing Market Index gauges builder perceptions of current single-family home sales and sales expectations for the next six months as “good,” “fair” or “poor.” The survey also asks builders to rate traffic of prospective buyers as “high to very high,” “average” or “low to very low.” Scores for each component are then used to calculate a seasonally adjusted index where any number over 50 indicates that more builders view conditions as good than poor.

All the HMI indices posted gains in January. The index measuring current sales conditions rose two points to 63, the component gauging expectations in the next six months increased three points to 64, and the metric charting buyer traffic edged up one point to 44.

Looking at the three-month moving averages for regional HMI scores, the Northeast dropped five points to 45; the Midwest and South both fell three points to 52 and 62, respectively; and the West registered a one-point drop to 67.

Reference: <http://nahbnow.com/2019/01/lower-interest-rates-stabilize-builder-confidence/>

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Never underestimate the power of being First

Green Building Becoming the Standard for New Homes

Filed in Design, Sustainability & Green Building on January 16, 2019 • NAHB

Homes are increasingly being designed, constructed and operated toward the greener end of the construction continuum. And many of the design features associated with green building carry direct consumer benefits, such as greater comfort, lower utility bills, reduced maintenance and increased value.

New research only continues to reinforce the benefits of green building. For example:



- A recent study by the American Council for an Energy-Efficient Economy found that every dollar invested in energy efficiency yields \$1.24 to \$4 in benefits.
- An EPA analysis of upgrading homes to ENERGY STAR insulation and air sealing requirements showed that owners saved an average of 11% on annual utility bills.
- A sales price analysis in the latest North Carolina Building Performance Association study showed that high-performance homes, on average, have a 9.5% higher sale price.

Is green here to stay? All indications are yes.

Single-family green residential construction market share has continued to grow, rising from 2% in 2005 to 33% in 2017. Approximately one-third of the builders surveyed in the 2017 SmartMarket Brief: Green Multifamily and Single Family Homes said that green building is a significant portion of their overall activity (more than 60% of their portfolio). And 88% of builders reported they are incorporating features to make their homes greener than they did two years ago.

Ongoing research by NAHB and its partners also shows that many home buyers are interested in green.

NAHB's report, *Housing Preferences of the Boomer Generation: How They Compare to Other Home Buyers*, asked home buyers across four generations — millennials, Gen Xers, baby boomers, and seniors — what features they consider essential/desirable in a new home. Energy-efficient strategies, including ENERGY STAR appliances and windows and above-code insulation, made the most-wanted list and would positively influence the purchase decision of 80% or more of all home buyers.

The 2017 Green Practices Survey was conducted to gather information on sustainable and high-performance building practices being used in single-family home building in 2016. Responses were aligned with practices found in the National Green Building Standard (NGBS) to determine how green the typical single-family home is regardless of whether they obtain certification under the standard.

The survey results showed that resource efficiency, site and lot design currently are the most challenging aspects of residential green building. On average, typical homes did not meet the thresholds for "bronze" in these categories. As homes must meet the minimum requirements across all sections of the NGBS for certification, these gaps prevented more homes in the survey from being eligible for certification.

The NAHB National Green Building Program was unveiled in February 2008; the subsequent National Green Building Standard (NGBS) is now in its third iteration, with another update anticipated in early 2020.

Reference: <http://nahbnow.com/2019/01/green-building-becoming-the-standard-for-new-homes/>



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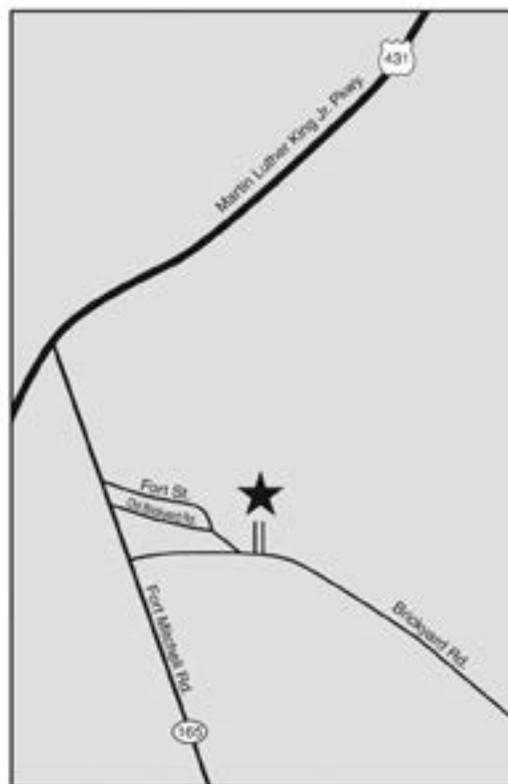
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