

North Central News

The Newsletter of the North Central WV Home Builders Association



July 2020

New Home Sales Jump in May as Housing Continues Rebound

In another sign that the housing market is rebounding from the COVID-19 pandemic, sales of newly built, single-family homes rose 16.6% to a seasonally adjusted annual rate of 676,000 units in May, according to newly released data from HUD and the U.S. Census Bureau.

However, the April data was downwardly revised to a 580,000 pace, likely marking the low point of sales for the current recession. The April pace was 25% lower than the peak, pre-recession rate set in January.

Sales were likely supported by price incentive use in April, with NAHB data indicating that two out of 10 builders used such business strategies. However, the use of price incentives eased in May, as median new home prices increased to \$317,900, a gain of almost 2%, year-over-year.

A new home sale occurs when a sales contract is signed or a deposit is accepted.



The home can be in any stage of the construction process: not yet started, under construction or completed.

Regionally, new home sales were up in all four regions: 6.8% in the Northeast, 9.5% in the Midwest, 0.3% in the South, and 1.4% in the West.

The gains for [new home sales](#) are consistent with the NAHB forecast that housing will lead any economic recovery.

A Win on Infectious Disease Guidance

The D.C. Circuit Court of Appeals has rejected a petition by labor unions, led by the AFL-CIO, to compel OSHA to issue an “emergency temporary standard” to prevent the transmission of infectious diseases, including COVID-19.

The court agreed with OSHA’s position that the agency should determine if a standard is necessary and that OSHA’s decision to issue [nonbinding, industry-specific guidance](#) rather than an enforceable rule to protect workers from COVID-19 was sufficient. NAHB had filed an amicus brief supporting OSHA’s position.

President Suspends H-2B Work Visas

Citing job losses stemming from the COVID-19 pandemic, President Trump has issued a proclamation extending his existing ban on immigrant visas and further [suspending work visas](#) through the end of the year, including H-2B visas used by employers in the construction industry.

As a result of the president’s executive order, if NAHB members were expecting an H-2B worker and that person does not have a travel document and has not yet arrived in the United States, they will not be able to come this year.

NEC Code Adoption Kits Now Available

The National Fire Protection Association last year issued its most recent edition of the National Electrical Code (NEC). States are now in the process of adopting this most recent set of electrical codes. NAHB staff has reviewed the code changes and has made available the 2020 National Electrical [Code Adoption Kit](#) that identifies the significant changes that would most impact the home building industry.

New WOTUS Rule Now in Effect

The “Navigable Waters Protection Rule” (NWPR), which includes the Trump Administration’s new definition of “waters of the United States” (WOTUS), is now in effect.

NAHB has posted resources to help builders and developers make use of the new rule. Visit nahb.org/wotus for updated resources, including an analysis of the rule, a video on its implementation, and an overview that explains key features and changes compared to prior rules.

FHFA and FHA Extend Moratoriums

The FHFA has announced that Fannie Mae and Freddie Mac will [extend the moratorium](#) on single-family foreclosures and evictions until at least Aug. 31, 2020. The moratorium applies to Fannie Mae and Freddie Mac-backed single-family mortgages only. HUD announced that the FHA is also extending its foreclosure and eviction moratorium by two months through Aug. 31, 2020, for homeowners with FHA-insured single-family mortgages.

NAHB Announces New Chairman of the Board

At the conclusion of NAHB's recent Spring Leadership Meetings, Chairman Dean Mon informed the Board of Directors he would be unable to complete the remainder of his term due to personal reasons and was resigning his chairmanship.

Mon will continue to be an active member of the Federation, providing guidance to both NAHB leadership and members going forward. His leadership this year during the COVID-19 pandemic helped position the housing industry as an essential business that allowed NAHB members to continue working.

Office Reopening Guidance

OSHA has issued guidance to assist employers reopening business offices and their employees returning to work during the evolving coronavirus pandemic.

[The guidance](#) provides general principles for easing restrictions put in place to slow the spread of the coronavirus through the use of phased reopenings. During each phase of the process, employers should continue to focus on strategies for basic hygiene, social distancing, identification and isolation of sick employees, workplace controls and flexibilities, and employee training.

NAHB members are reminded to check with their state and local officials on occupancy and other restrictions. OSHA notes that all local and state orders should be followed before reopening begins.

Effective immediately, NAHB First Vice Chairman Chuck Fowke, a custom home builder from Tampa, Fla., will take on [the duties of chairman](#). His chairmanship will continue through the 2022 International Builders' Show, Feb. 8-10 in Orlando.

Immediate Past Chairman Greg Ugalde will continue his duties as past chair during this same time period. Jerry Konter, of Savannah, Ga., will remain Second Vice Chair and Alicia Huey, of Birmingham, Ala., Third Vice Chair until the next senior officer election takes place at the 2021 Builders' Show in Orlando on Feb. 11, 2021.

NCWVHBA Membership Report

Our renewing members are the backbone of our Association... It is for that reason we would like to thank the following members for renewing:

David Seman, Advanced Heating & Cooling

Gary Maust, Empire 2000, LLC

Kris Hershberger, Middletown Home Sales

Randy Summers, Success Floor Covering

Rocky Simmons, Vision Homes, Inc

Leadership List

President

Nancy Spiker

1st Vice-President

Chris Bailey

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Christine Pauley

Associate Vice-President

Tom Board

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Terri Boone

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State Area Vice-President

Steve Spiker

National Director

Aaron Dickerson

Alt. National Director

Steve Spiker

National Director

Kent Pauley

Alt. National Director

Christine Pauley

ncwvhba.org

Calendar of Events

July 2020 is

National Log Home Open
House Month!!

10-11 July 2020: State Spring
Board Meeting, Lansing, WV

15 Aug 2020: HBAWV Annual
Auction, Moundsville, WV

2-3 Oct 2020: State Fall Board
Meeting, Marietta, OH

Save with NAHB Member Discounts

www.nahb.org/ma

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