

North Central News

The Newsletter of the North Central WV Home Builders Association



September 2020

Builder Confidence in

In a sign that housing continues to lead the economy forward, builder confidence in the market for newly-built single-family homes increased six points to 78 in August, according to the latest NAHB/Wells Fargo [Housing Market Index](#) (HMI). The HMI now stands at its highest reading in the 35-year history of the series, matching the record set in December 1998.

Derived from a monthly survey that NAHB has been conducting for 35 years, the NAHB NAHB NAHB/Wells Fargo Housing Market Index gauges builder perceptions of 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 August. The HMI index gauging current sales conditions rose six points to 84, the component measuring sales expectations in the next six months increased three points to 78 and the measure charting traffic of prospective buyers posted an eight-point gain to reach its highest level ever at 65.

Looking at the three-month moving averages for regional HMI scores, the Northeast jumped 20 points to 65, the Midwest increased 13 points to 63, the South rose 12 points to 71 and the West increased 15 points to 78.

Lumber Prices Up 130% Since April

Lumber prices have risen more than 130% since mid-April. As a result, the average [cost of lumber](#) in a typical new single-family home has gone up by \$13,500 and by \$5,100 in a typical multifamily home.

NAHB is asking Commerce Secretary Wilbur Ross and U.S. Trade Representative Robert Lighthizer to re-engage with Canadian officials to achieve a long-term agreement on softwood lumber. NAHB is also asking the U.S. Lumber Coalition to find ways to address shortages in the domestic lumber supply chain.

Fannie, Freddie to Delay Refinance Charge

After strong opposition from NAHB and many other housing, consumer advocacy, and banking groups, the Federal Housing Finance Agency (FHFA) announced Aug. 25 that it has ordered Fannie Mae and Freddie Mac to delay until Dec. 1, 2020, the implementation of a new 0.5% surcharge on mortgage refinances.

The government-backed mortgage guarantors on Aug. 13 announced they would charge an additional 0.5% fee on refinanced mortgages they purchase beginning Sept. 1 due to “market and economic uncertainty” caused by the COVID-19 pandemic.

Who Are NAHB's Associate Members?

NAHB's 80,000 Associate members are an important part of membership. The largest share of [Associate members](#), 43%, are subcontractors or specialty trade contractors. Roughly 13% work in professional fields such as accounting and engineering, and 11% work in retail dealerships. About 8% are employed in financial services, 4% work in wholesale distributorships, and 20% listed “other associate” as their primary activity.

Consider Serving On An NAHB Committee

NAHB invites all members in good standing to consider serving on a [committee or council board of trustees](#). These groups meet in person during the Spring and Fall Leadership Meetings and at the International Builders' Show to discuss legislative and regulatory news, industry trends and more, and to make informed policy recommendations to NAHB's Board of Directors. The 2021 application period is open until Oct. 30, 2020.

NAHB Education An Online Success

NAHB Education has adapted quickly to COVID-19's effects on the classroom, and is now offering its intensive, full-day designation courses – such as those for the Certified Aging in Place Specialist (CAPS) professional designation – on a virtual platform.

The designation courses are commonly offered through HBAs. [The transition](#) has been a success for students, instructors and HBAs offering the courses, because more people can attend from their home or office.

NAHB Again Endorsing Pro-Housing Candidates for Congress

NAHB is once again endorsing candidates for the U.S. House and Senate in the upcoming Nov. 3 elections. [NAHB endorses candidates](#) who have shown a commitment to policies that promote homeownership and rental housing opportunities for all Americans.

NAHB makes all of its endorsement decisions in concert with the state and local home builders associations (HBAs) of the lawmakers under consideration.

To date, NAHB has endorsed 82 candidates, including 72 in the House and 10 in

the Senate. Many of the endorsements were made for primary elections. NAHB will continue to work with its state and local HBAs to announce additional endorsements and updates based on primary results.

As the nation deals with the COVID-19 pandemic, NAHB encourages all voters to prepare now to ensure your vote counts on Election Day. You can check your state's voter registration deadlines and mail-in voting rules on vote.org. The organization also has a listing of voting changes made by each state in response to COVID-19.

Year-Over-Year Gains in Permits

Over the first six months of 2020 – and after the onset of the impact of the coronavirus – total [single-family permits](#) issued year-to-date nationwide reached 433,484. This is a 3.8% increase over the June 2019 level of 417,453.

Year-to-date ending in June, single-family permits across the four regions ranging from an increase of 6.5% in the South to a decline of 1.7% in the Northeast. In multi-family permits, the South reported a 3.1% increase while the other three regions reported declines – Northeast (-14.7%), Midwest (-6.2%), and West (-5.6%).

Between June 2019, and June 2020, 34 states saw growth in single-family permits while 16 states and the District of Columbia registered a decline. South Dakota recorded the highest growth rate during this time at 36.7% from 1,178 to 1,610.

Building Products in Construction

NAHB analysis of government data indicates that new single-family and multifamily construction used about \$94.9 billion in building products in 2019.

Although the vast majority of that amount was produced domestically, supporting jobs in the U.S. manufacturing sector, roughly \$6.1 billion was imported from other countries.

Among the major [product categories](#), new residential construction in 2019 used more than \$11 billion each of cement and concrete products and architectural and structural metals.

Other products toward the top of the list were plastic products, household furniture and kitchen cabinets, paints, plywood and engineered wood products, household appliances, HVAC and refrigeration equipment, and electrical equipment.

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www.hbawv.org

Thursday: Hospitality Room opens

Friday:

7am - 8am - Breakfast (On your own)

8am - 9am Leadership Breakfast
(Mississippi Queen Room)

9am - 12 noon - Committee Meetings

12 Noon - Spike Awards Luncheon
(Sternwheel Room)

1pm - 2pm - Committee Meetings
(Mississippi Room)

2pm - 7pm Explore Marietta -
www.marietta.org

7pm - 9pm - NAHB Build PAC
fund raiser - Cosmic Bungalow & HBA's
Got Talent Karaoke at the American
Legion located at:
100 Central Ave., Williamstown, WV
26187

Saturday:

7am - 8am - Breakfast (on your own)

8am-9am - Executive meeting
(Mississippi Queen Room)

9am-12 noon - HBAWV Annual &
Board of Directors Meeting
(Sternwheel Room)

1pm - 5pm Poker Tournament
(Delta Queen Room)

6pm-7pm - Welcome Reception
(Grand Ball Room)

7pm - 10pm Awards Banquet

Make your reservations today
Hotel Reservation
740-373-5522
Event Name: Home Builders
Association of WV Room Block
\$113.00 Single or Double ++
WIFI & parking included
Deadline:

September 16th

Check-in: 4:00pm

Check-out: 11:00am

Couples Meal Packages &
Registration Includes (2) Friday
Lunches & Saturday Awards
Dinner (2)
\$153.00

Single Meal Package &
Registration Includes
Friday Lunch (1) & Awards
Reception & Dinner (1)
\$89.00

Saturday Awards Dinner
Awards Reception & Dinner Only
Couple (2) - \$115.00
Single (1) - \$70.00

Hospitality Suite Room #301

Friday: 10am-12noon, 3pm-5pm, after dinner

Saturday - Following awards banquet

Sponsored by all HBA's

and hosted by Mid-Ohio Valley HBA

HBAWV
HOME BUILDERS ASSOCIATION
WEST VIRGINIA

THE
LAFAYETTE
HOTEL
MARIETTA, OH



OCTOBER
1, 2, 3
2020

HBAMOV
PRESENTS:

**KARAOKE
CONTEST**

AFTER
BINGLOW

HBA'S GOT
TALENT ???

NAHB BUILD PAC
FUNDRAISER

FRIDAY - OCT 2ND

PUT YOUR
MONEY ON YOUR
MOUTH OR ON
SOMEONE ELSE !!!



Made with PosterMyWall.com



COSMIC
BLACK
LIGHT
BINGLOW
FRIDAY
OCTOBER 2ND
7PM TO 9PM

\$30.00
10 GAMES/FREE DAUBER
GLOW STICKS
CASH PRIZES
CASH BAR

COME PLAY A GAME AND
RAISE MONEY FOR NAHB
BUILD-PAC

AMERICAN LEGION
100 CENTRAL AVE.
WILLIAMSTOWN, WV

Made with PosterMyWall.com



Leadership List

President

Nancy Spiker

1st Vice-President

Chris Bailey

2nd Vice-President

Christine Pauley

Associate Vice-President

Tom Board

Secretary

Terri Boone

Treasurer

Lisa Novak

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

September 2020 is

Associate Member

Appreciation

AND

National Preparedness

Month!!

1-3 Oct 2020: HBAWV 61st

Annual Convention,

Marietta, OH

**Effective 1 August 2020, the new
mailing address for NCWVHBA:**

392 Industrial Avenue

Morgantown, WV

26505

Save with NAHB Member Discounts

www.nahb.org/ma

POC: Terri Boone (304) 598-0972
ncwvhba@gmail.com



Detailed impacts of 2015 IECC

Free online training – Wednesdays at Noon
August 26th, September 9th, 16th, 23rd, 30th 2020

Please consider attending our virtual training sponsored by Home Builders Association of West Virginia Foundation.

This group discussion will relate the current 2009 IECC to the upcoming 2015 IECC standards. Together we will do a deep dive into the code changes including material usage, costing, testing, and code compliance techniques.

Join a Zoom Meeting!

<https://us02web.zoom.us/j/85813916621?pwd=NUU3Y1hDeGFXUDFFaERzbDIWZWRWQT09>

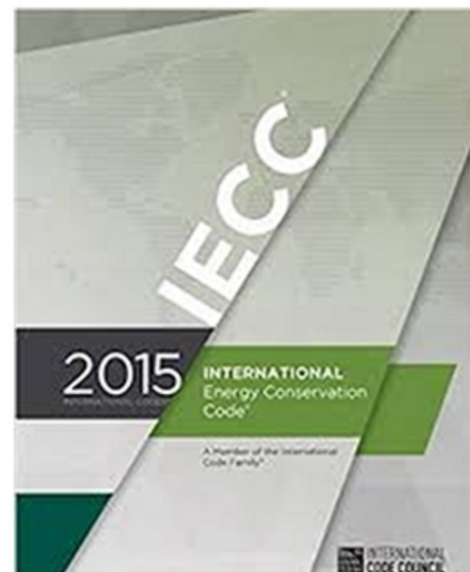
Meeting ID: 858 1391 6621

Passcode: energycode

Examples of information provided:

Climate Zone	Single-family Prototype House			
	Crawspace	Heated Basement	Slab	Unheated Basement
4A	\$2,041.02	\$2,041.02	\$2,087.06	\$2,041.02
5A	\$1,567.59	\$1,825.00	\$1,613.62	\$1,567.59

Metric	Compared to the 2009 IECC
Life-cycle cost savings of the 2015 IECC	\$4552.24
Simple payback period of the 2015 IECC	4.7 years
Net annual consumer cash flow in year 1 of the 2015 IECC ²	\$262.12
Annual (first year) energy cost savings of the 2015 IECC (\$)	\$359.66
Annual (first year) energy cost savings of the 2015 IECC (%)	21.7%



*source -

https://www.energycodes.gov/sites/default/files/documents/WestVirginiaResidentialCostEffectiveness_2015.pdf



Valuable information on residential energy efficiency.

"This event is funded by the USDOE State Energy Program"