

# North Central News

The Newsletter of the North Central WV Home Builders Association



April 2022

## Governor Justice signs BUILD WV Act into law 4/1/2022

<https://governor.wv.gov/News/press-releases/2022/Pages/Governor-Justice-signs-BUILD-WV-Act-into-law.aspx>

**CHARLESTON, WV** – Gov. Jim Justice hosted an event at the Charleston Coliseum & Convention Center to ceremonially sign **House Bill 4502**, also known as the BUILD WV Act, into law.

The bill was the result of the concept **brought forth by Gov. Justice during his State of the State address** earlier this year. It will provide incentives to promote development of residential housing properties for the betterment and well-being of the people of West Virginia.

“This is an absolutely terrific bill and it’s an honor to be able to sign it with you today,” Gov. Justice said. “There are so many good things happening in West Virginia right now. People want to come and see what we have to offer. So we need to be ready for them. We need to build.”

The goal of BUILD WV – short for Better United In Long-term Development WV – is to assist in the growth of communities across the state and to attract new housing development.



## BUILD WV Act cont.

BUILD WV will offer up to three types of tax credits as incentives for housing developers, including a sales tax exemption for building materials, a 10-year property value adjustment refundable tax credit, and a potential municipal B&O exemption.

Cabinet secretaries from the state's departments of economic development, commerce, and tourism will designate certified districts where housing needs are not being met. Then, developers will apply to the West Virginia Department of Economic Development for residential housing projects to be certified, similar to Tourism Development Act Tax Credit projects.

Projects with a minimum cost of \$3 million or that include at least six residential units or houses within a certified district may qualify for the credits.

"We know there are places in our state that are wonderful places to live and raise a family, but may be short on homes. So we needed to find a way to incentivize our builders to step up: to stimulate more home development," Gov. Justice said. "That's exactly what this bill is going to do. We don't want to sit back. We need to be proactive. We need to show ourselves off. Then the people will follow."

Through the Governor's investments in tourism and the state's rocket ship ride to prosperity seen in recent years, people are growing more excited than ever to visit and live in West Virginia.

From 2020-2021, net migration went up in West Virginia for the first time in decades. With over 2,000 people moving into the state, West Virginia is currently one of the top states in the entire nation that people are moving into, on a percentage basis.

The ceremony was held at the Charleston Coliseum & Convention Center to coincide with the West Virginia Home Show, hosted by the Home Builders Association of West Virginia (HBAWV), which is taking place this weekend, April 1-3, 2022. Also taking part in today's ceremony was **HBAWV** President Steven Bailey.

"This is a great moment for West Virginians. The BUILD WV initiative will provide housing and infrastructure in areas of increasing economic development," Bailey said. "We give our special thanks to Governor Justice, and we also thank both the West Virginia House of Delegates and the State Senate for the passage of this bill."



## NCWVHBA Membership Report

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

Matt Scott, **ABC Supply Company**

Amy Koval, **Koval Bldg & Supply Co.**

Zebulon Lewis, **Luttner Financial Group**

Jamie Thayer-Burch, **Creek Siding & Roofing, Inc.**

Crystal Rankin, **Dan Ryan Builders**

Thomas Board, **Fairmont Federal Credit Union**

Tony Sainato, **Generators Plus**

Michele Messenger, **Hardwood Interiors, Inc**

Travis Craig, **Mountain State Log Homes**

Jack Ledsome, **84 Lumber**

Bernie Boyers, **Advanced Building & Development**

David Seman, **Advanced Heating & Cooling**

Sherry Michael, **Budget Blinds of NCWV**

Gene Perilli, **Geper, Inc**

Melanie Thompson, **Huntington National Bank**

Sheryl Linkous, **O.C. Cluss**

Benjamin Licht, **Rexroad Heating & Cooling, LLC**

Chris Bailey, **Rising Sun Construction**

David Kuneff, **Woodchucks General Contractors**

**WELCOME** to our newest members:

Justin White, **Premier Landscapes**

Carrie Lilly, **Stonecutters, LLC dba Preferred Surfaces**

Carrie LeFeber, **Access Elevator and Lifts, Inc**

Patrick Gallagher, **84 Lumber - Elkins**

### Millions Cannot Afford Dream of Home ownership

Rising home prices and interest rates can negatively affect housing affordability, as shown in recent NAHB reports related to its 2022 Priced-Out Estimates. However, a large portion of the roughly 69% of U.S. households **that can't afford** a new median-priced home aren't even able to afford a home that costs a fraction of that price.

The minimum income required to purchase a \$150,000 home is \$36,074. Roughly 36 million U.S. households are estimated to have incomes at or below that threshold.

### Get Your Building Codes Pocket Guide

The 2021 Home Builders' Jobsite Codes guide is now available for purchase on [BuilderBooks.com](https://www.builderbooks.com). The **quick guide** to the 2021 International Residential Code (IRC) covers the impact of 2021 IRC changes to fire resistance provisions, emergency escape and rescue openings, safety glazing adjacent to bathtubs and showers, and much more.

The 2021 Home Builders' Jobsite Codes guide covers construction and remodeling of single-family dwellings, duplexes and townhomes.

## Leadership List

President  
Chris Bailey

1st Vice-President  
William Burdett

2nd Vice-President  
Ken Downey

Associate Vice-President  
Tom Board

Secretary  
Terri Boone

Treasurer  
Lisa Novak

State Area Vice-President  
William Burdett

National Delegate  
Kent Pauley

Alt. National Delegate  
Chris Bailey

[ncwvhba.org](http://ncwvhba.org)

POC: Terri Boone (304) 599-0880  
info@ncwvhba.org

## Calendar of Events

7 April 22, Board of Directors Meeting

8-9 April 22, **HBAWV Spring Virtual Board Meeting**

21 April 22, General Membership Meeting

Location: **Mountain State Brewing**, Bridgeport

5 May 22, Board of Directors Meeting

19 May 22, General Membership Meeting

Location: Monongalia County, TBD

11 June 22, **HBAWV Annual Auction**

Location: Mylan Park, Morgantown

**Christmas Toy Fund:**

**Walmart Registry for Good**

Members Save Millions

Start saving at [nahb.org/savings](http://nahb.org/savings)

NAHB.



# NAHB Member Savings Can Help Your Business Thrive

NAHB member benefits programs are [offering more savings](#) than ever before. Whether it's on your next product shipment, car rental, office supply order or telecommunications upgrade, we have the solutions to help meet your business needs. Below are a few examples.

## Savings on Shipping

We're committed to helping you solve shipping challenges, save money and reduce stress. From small packages to freight pallets, members can take advantage of our partnerships with UPS® and YRC for convenient, dependable services that make sending and receiving packages easy and more affordable.

## Great Savings on Rental Cars

You can save money while making your travel experience more comfortable and convenient through the NAHB/Avis and Budget car rental savings program. With the pay-now feature, members can save up to 35% off base rates, plus other offers, such as complimentary upgrades.

## Savings from Office Depot

Whether in the front office or out on a jobsite, the NAHB/Office Depot savings program provides the supplies you need to keep your business going. From personal protective equipment (PPE) — such as face coverings, safety goggles, ear plugs and hard hats — as well as a variety of cleaning supplies and other business essentials, Office Depot can make it easier to outfit your business with work essentials.

## Tech Solutions from RingCentral

Imagine your team working seamlessly with all the resources they need to keep conversations moving at their fingertips. Imagine your clients, suppliers and subcontractors connecting with you effortlessly through crystal-clear voice and video calls. Get these features and more when you upgrade to RingCentral's voice, video and team messaging system.

Visit [1800members.com/nahb](http://1800members.com/nahb) or call 800-MEMBERS (800-636-2377) weekdays from 8 a.m. to 5 p.m. ET, for more information.



## FIXED RATE UNSECURED HOME IMPROVEMENT LOAN SPECIAL

Tiered Interest Rates Based Upon Credit Score:

**6.5% Interest Rate, 7.031% Annual Percentage Rate**

*Example based on a loan amount of \$15,000.00 with 72 monthly payments of \$225.96 principal and interest, credit score of 720 or higher.*

**7.5% Interest Rate, 8.038% Annual Percentage Rate**

*Example based on a loan amount of \$15,000.00 with 72 monthly payments of \$263.28 principal and interest, credit score of 700-719.*

**8.5% Interest Rate, 9.045% Annual Percentage Rate**

*Example based on a loan amount of \$15,000.00 with 72 monthly payments of \$270.72 principal and interest, credit score of 675-699.*

**9.5% Interest Rate, 10.052% Annual Percentage Rate**

*Example based on a loan amount of \$15,000.00 with 72 monthly payments of \$278.28 principal and interest, credit score of 650-674.*

**All examples subject to: Limit one loan per household, must be primary residence, to qualified borrowers.**



**304-873-2361**

[www.westunionbank.com](http://www.westunionbank.com)

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