

North Central News

The Newsletter of the North Central WV Home Builders Association



April 2025

February Housing Starts Solid Despite Rising Costs

Limited existing inventory helped single-family starts to post a solid gain in February, but builders are still grappling with elevated construction costs stemming from tariff issues and persistent shortages related to buildable lots and labor.



On a regional and year-to-date basis, combined single-family and multifamily starts were 4.7% lower in the Northeast, 21.5% lower in the Midwest, 8.3% lower in the South and 20.2% higher in the West.

Overall permits decreased 1.2% to a 1.46-million-unit

Overall housing starts increased 11.2% in February to a seasonally adjusted annual rate of 1.50 million units, according to a report from HUD and the Census Bureau.

The February reading of 1.50 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 11.4% to a 1.11 million seasonally adjusted annual rate, the highest pace since February 2024. The multifamily sector, which includes apartment buildings and condos, increased 10.7% to an annualized 393,000 pace.

annualized rate in February and were down 6.8% compared to February 2024.

Single-family permits decreased 0.2% to a 992,000-unit rate and were down 3.4% compared to the previous year. Multifamily permits decreased 3.1% to a 464,000 pace.

The number of single-family homes under construction in February was down 6.7% from a year ago, at 640,000 homes. In February, the count of apartments under construction increased 0.3% to an annualized 772,000 pace. It marks the first gain after 18 months of consecutive declines. But it was down 20% from a year ago.

EPA to Seek New WOTUS Rule

In a move strongly supported by NAHB, EPA Administrator Lee Zeldin has announced that the EPA will work with the U.S. Army Corps of Engineers to solicit public input and [craft a new regulation](#) for the waters of the U.S. (WOTUS) rule that reduces red tape, cuts overall permitting costs and lowers the cost of business in communities across the country while protecting the nation's navigable waters from pollution.

EPA will also undertake a rulemaking process to revise the 2023 definition of WOTUS.

NAHB Warns Congress on SALT

As Congress considers extending the 2017 Tax Cuts and Jobs Act (TCJA), an area of emerging concern is a proposal to cap or eliminate the ability of a business [to deduct state and local tax \(SALT\) payments](#) – including property tax payments – from its federal taxes.

NAHB recently joined 17 real estate groups in sending a letter to Congress warning that pursuing this strategy would significantly harm the real estate industry, reduce investment and lower property values.

HUD Delays Rule on 2021 IECC

In a win for NAHB and the housing industry, the Trump administration has announced a [six-month delay](#) before the Department of Housing and Urban Development (HUD) begins enforcing the compliance dates for adopting the 2021 International Energy Conservation Code (IECC) and ASHRAE 90.1-2019 as the minimum energy-efficiency standards for certain single-family and multifamily housing programs.

60% of U.S. Households Can't Afford \$300K Home

NAHB has updated its [housing affordability graph](#) for 2025, and the latest data show that 76.4 million households — 57% out of a total of 134.3 million — are unable to afford a \$300,000 home.

The graph is based on conventional underwriting standards that assume the cost of a mortgage, property taxes and property insurance should not exceed 28% of household income. For example, the minimum income required to purchase a \$200,000 home with a mortgage rate of 6.5% is \$61,487. At the base of the graph are 52.87 million U.S. households with insufficient incomes (below \$61,487) to be able to afford a \$200,000 home.

Tariff Worries Weigh on Markets

The uncertain timing and scale of tariffs, combined with the last legs of the fight against inflation, have rattled financial markets. Equity markets are in correction territory as investors react to a flurry of public finance proposals, including the largest proposed tariff hikes since World War II. A special question for the March Housing Market Index revealed that builders estimate the recent tariff actions will have an average cost impact of \$9,200 per home.

At the same time, efforts to extend the 2017 tax cuts are well underway, and the administration has made moves to reform burdensome regulatory rules. Read [a full summary](#) from NAHB Chief Economist Robert Dietz.

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:

Doug Burch, **Creek Siding & Roofing**

Joe Hall, **J&J Contracting**

Gene Perilli, **Geper, Inc**

Vince Putkowski, **Maverick Contracting**

Sheryl Linkous & Mike Shaw, **O.C. Cluss**

Benjamin Licht, **Rexroad Heating & Cooling**

Chris Bailey, **Rising Sun Construction**

Ryan Keech, **ALD Enterprises, LLC**

Patrick Gallagher & JC Whitehair, **84 Lumber**

Bernie Boyers, **Advanced Building & Development**

James Brown, **Appalachian Seamless, LLC**

Johnnie Rominger, **Bad Lizard Granite & Quartz**

Sherry Michael, **Budget Blinds of NCWV**

Sierra Haskiell, **Elite Roofing**

Ken Downey, **FD Kitchen & Bath**

Troy Blosser, **Gwynn Outdoor Living**

Robert Contraguerro, **Panhandle Cleaning & Restoration**

Adam Horn & Chadrick Barker, **Pella Windows and Doors**

Ron Hurst, **Ron Hurst Construction Co, LLC**

Kris Lilly, **Preferred Surfaces**

Tim Hillebrand, **Don's Appliances**

Hayley Graham, **Bruceton Farm Service**

JP Lafollette, **Jacobs and Hutchinson**

Melanie Thompson, **Huntington National Bank**

Jason Riffle & Amanda Clutter, **Loudoun Valley Concrete**

WELCOME to our **newest** NCWVHBA Members:

Jennifer Rouzee, **Outdoor Designs, LLC**

LaKiesha Hines, **WV Women Work, Inc**

David Deane, **Top Notch Helping Hands**

Michael Hoffman, **Kitchens and Baths by Design**

Greg Barker, **Air Service of West Virginia**

NGBS Reaches Major Milestone

The Home Innovation Research Labs closed out 2024 by certifying its **600,000th green home** in the National Green Building Standard (NGBS) program. It was also the first year over 100,000 homes were certified in a year. NGBS provides home builders with a national standard to define and measure sustainable multifamily and single-family homes, developments and remodeling projects. It is administered by the Home Innovation Research Lab and gives consumers a level of confidence they are purchasing an independently verified green home. The 600,000th certified home was a renovation of a single-family residence in Baton Rouge, La, completed by Consilium Holdings.

Leadership List

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Chris Bailey

1st Vice-President

John Keener

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Secretary

Terri Boone

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William Burdett

National Delegate

Doug Burch

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Calendar of Events

1 May, Board of Directors Meeting
Location: NCWVHBA Conference room

15 May, General Membership Event
Location: Hosted - Huntington Bank (High St)
[\(RSVP Link\)](#)

27 May, NAHB New Member Onboarding
Webinar, 3pm ET
Location: Contact Terri, info@ncwvhba.org

5 Jun, Board of Directors Meeting
Location: NCWVHBA Conference room

10-13 Jun, **NAHB Spring Leadership Meeting**
11 Jun, **Legislative Conference**
Location: Washington DC

26 Jun, General Membership Event *special date*
Location: Hosted - SRS Building Products/IKO

28 Jun, **NCWVHBA Clay Shoot**
Location: Hunting Hills
Donations support WVU Children's Hospital

3 July (T), Board of Directors Meeting
Location: NCWVHBA Conference room

July - NO General Membership Event

27 Sept, **Great Bowls of Fire Chili Cook-off**
Location: Cedar Lakes, Ripley, WV

24-25 Oct, HBAWV Annual Convention
Location: Oglebay Resort

17-19 Nov, NAHB Fall Leadership

**NEVER PAY FULL
STICKER PRICE.**

NAHB members **save between**
\$500-\$8,150 on vehicle purchases & leases.

[LEARN MORE](#)

NAHB
National Association
of Home Builders

Highlighting Winning Teams from Student Competition

Students from 76 schools participated in the [NAHB Student Competition](#) in February during the Builders' Show (IBS). The winners were announced during NAHB's Student Chapters Awards Ceremony at IBS on Feb. 28.



Associate Programs - Construction Management

First Place: Kirkwood Community College (IA)

Second Place: College of Southern Idaho

Third Place: North Dakota State College of Science

Four-Year College (Production Homes)

First Place: Texas A&M University

Second Place: Michigan State University

Third Place: University of Denver (Graduate)

Four-Year College (Custom/Small Build)

First Place: University of Denver

Second Place: Louisiana State University

Third Place: Purdue University (Team Black)

Secondary School Programs - Architecture

First Place: York County School of Technology (PA)

Secondary School Programs - Construction Management

First Place: Bartow High School (FL)

Second Place: Baldwin Preparatory Academy (AL)

Third Place: Green Mountain High School (CO)



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Members Save Millions
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