

# North Central News

The Newsletter of the North Central WV Home Builders Association



July 2025

## Sharp Drop in Multifamily Lowers Overall Housing Starts

A sharp decline in multifamily production pushed overall housing starts down in May while single-family output was essentially flat due to economic and tariff uncertainty along with elevated interest rates.

Overall housing starts decreased 9.8% in May to a seasonally adjusted annual rate of 1.26 million units, [according to a report](#) from HUD and the U.S. Census Bureau.

The May reading of 1.26 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 0.4% to a 924,000 seasonally adjusted annual rate and are down 7.3% compared to May 2024. The multifamily sector, which includes apartment buildings and condos, decreased 29.7% to an annualized 332,000 pace.



On a year-to-date basis, single-family starts are down 7.1%. In contrast, multifamily 5-plus unit starts are up 14.5% as more prospective home buyers remain on the sidelines.

On a regional and year-to-date basis, combined single-family and multifamily starts were 21.1% higher in the Northeast,

10.8% higher in the Midwest, 6.8% lower in the South and 1.6% lower in the West.

Overall permits decreased 2% to a 1.39-million-unit annualized rate in May. Single-family permits decreased 2.7% to an 898,000-unit rate and are down 6.4% compared to May 2024. Multifamily permits decreased 0.8% to a 495,000 pace.

Looking at regional permit data on a year-to-date basis, permits were 17.2% lower in the Northeast, 6% higher in the Midwest, 5.4% lower in the South and 3.7% lower in the West.

## Legcon Brings 1,000 Members to DC

More than 1,000 builders, remodelers and associates [trekked to Capitol Hill](#) on June 11 to urge their lawmakers to support policies that will help builders unleash the housing market by allowing them to increase the production of quality, affordable housing.

In more than 250 meetings with their representatives and senators, housing advocates urged lawmakers to act on key issues that affect housing affordability, including energy codes, workforce development and tax policy.

## Study Shows Impact of Labor Shortage

A landmark study released today from the Home Builders Institute (HBI), in collaboration with the National Association of Home Builders (NAHB), examines the economic impact of the skilled labor shortage on the single-family home building sector. [The findings indicate](#) that the skilled labor shortage's impact on the residential construction industry is a multibillion-dollar annual challenge that is responsible for the lost production of thousands of newly built homes.

## Legal Action Supports Three Cases

NAHB's Legal Action Committee reviewed several requests for funding through its Legal Action Fund during its recent spring leadership meetings. The fund [awarded grants in three cases](#): a Georgia HBA challenge to an excessive development ordinance in Paulding County; Desert Valley Builders Association (California) vs. City of Coachella, on the issue of transparency in impact fees; and a gas ban in New York City.

## Confronting the Challenge of NIMBY Attitudes

NIMBY is a common term that stands for "Not In My Backyard." When NIMBYism is successful at dissuading elected officials from approving housing plans or delaying the approval timeline, the result is a lack of housing to meet growing demand.

NAHB provides resources and assistance to members and state and local associations to [help combat NIMBYism](#) in their area. One such resource is a new video that highlights the value new housing can add to local communities. Visit NAHB's [Land Use 101 toolkit](#) to learn more.

## Watch Video Highlights from Spring Leadership Meetings

NAHB members who were unable to be in Washington, D.C., for the 2025 Spring Leadership Meetings can [watch some of the highlights](#) on [nahb.org](#), including:

NAHB Chairman Buddy Hughes spotlights the success of the 2025 Legislative Conference; NAHB Chief Economist Dr. Robert Dietz provides an economic outlook for the industry; and HBI CEO Ed Brady, NAHB Chief Advocacy Officer Ken Wingert and NAHB Federal Legislative Director Sam Gilboard examine where things stand with Job Corps and HBI programming.

## 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**  
Adelheid Schaupp & Gary Maust, **Empire 2000**  
Joe Miker, **JMS Heating & AC**  
Kimberly Rosenkrans, **Kitchens And Baths By Design**  
Celena Luster, **The Window Source Of Morgantown**  
Kris Hershberger, **Middletown Home Sales**  
Elaine Holstine McVay, **Mon Valley Habitat For Humanity**  
Denise Thomas, **New England Truss & Joist**  
John West, **O.C.Cluss**

Jeff Montgomery, **T.J. Contracting & Custom Homes**  
Rocky Simmons, **Vision Homes**  
Roch Manchin, **WCO Flooring America**  
Aaron Dickerson, **ALD Enterprises**  
Jamie Burch, **Crash Consulting**  
James Hinerman, **Two Brothers**  
Phillip Nuce, **N2 Repairs**  
Alexander Barone, **United Security Agency**  
Stephanie Lemley, **Mountain Ridge Realty**  
Michael Defazio, **Central Supply**

### WELCOME to our **newest** NCWVHBA Members:

Donna Burns, **First United Bank**  
Dillon Goodwin, **Dynasty Builders**  
Janelta Curtis, **Crash Consulting**

### Two HBAs' Workforce Programs

Two associations are helping to address the shortage of skilled labor. In Montana, the HBA of Billings is marking a 50-year partnership with local schools to give high school students the opportunity for hands-on learning. Each year, more than 200 students in the Student-Built Home Program prepare for their futures by building a house that is then sold to fund the following year's project.

Indiana is following a Swiss model that allows high school juniors and seniors to complete paid work-study programs three-to-four times per week while earning their degree. The Indiana Builders Association is part of a broad coalition of business groups providing work opportunities for students.



## Leadership List

### President

Chris Bailey

### 1st Vice-President

John Keener

### 2nd Vice-President

Kris Lilly

### Associate Vice-President

Tom Board

### Secretary

Terri Boone

### Treasurer

Janelta Curtis

### State Area Vice-President

William Burdett

### National Delegate

Doug Burch

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

Find us on 

POC: Terri Boone (304) 599-0880

info@ncwvhba.org

## Calendar of Events

### ONGOING:

1 Sept: DEADLINE for BOWV submissions. Click logo to submit:



MEAT MADNESS Raffle: Drawing date 23 Aug - Don't miss out get your tickets TODAY!

7 Aug, Board of Directors Meeting

Location: NCWVHBA Conference room

19-20 Aug, Association Management Conference

Location: Augusta, Georgia

21 Aug, General Membership Event - HOSTED

Location: Koval Supply [RSVP HERE](#)

30 Aug, NCWVHBA Clay Shoot - **CANCELLED**

4 Sept, Board of Directors Meeting

Location: NCWVHBA Conference room

18 Sept, General Membership Event

Location: TBD

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

Location: Denver, Co

6 Dec, NCWVHBA Holiday Event

Location: Morgantown

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## Harvard Report Shows Worsening Affordability Crisis

The U.S. housing market continues to face uncertainty and record-high unaffordability as home prices and interest rates push sales to their lowest level in 30 years, according to [The State of the Nation's Housing 2025](#), a report from Harvard's Joint Center for Housing Studies.

[The report highlights](#) the record-high number of cost-burdened renters (those spending more than 30% of their income on housing and utilities), the staggering increase in cost-burdened home owners, and the pricing out of first-time home buyers.

While rents are increasing nationwide, rental demand still remains strong. With fewer households able to afford to buy a home, the renting population grew by 848,000 in 2024, absorbing the new 608,000 multi-family units completed last year — the most in nearly four decades.

The report notes that soaring home prices are still the main driver of the housing affordability crisis.

The number of cost-burdened home owners rose by 646,000 to 20.3 million, representing 24% of home-owning households.

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