

Newsletter of the Home Builders Association of Central Missouri

HBANews



FEBRUARY 2022

February Membership Meeting

Date: February 9th

Time: Social at 6 pm, Dinner at 7 pm

Fried Chicken and all the Fix-ens'

Location: Eagles on MO Blvd.

Cost: \$20

Speaker- Kristin Gosnell with Missouri Health and Wellness. Educational program on Missouri Medical Cannabis Program

Sponsored by:

Missouri Health and Wellness



Please RSVP by Noon on Monday, February 7th

rachel@hbacentralmo.com

635-6001

Leadership List

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2nd Vice President

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Nancy Gratz

Treasurer

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Past President

Jason Otke

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Christy Lyon

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Ryan Claspill

Jeff Hoelscher

Jim Hagenhoff

Angie Laughlin

HBA of MO Rep- Jason Otke

Executive Officer- Rachel Andrews

Administrative Assistant- Jayda Seymour

Political Consultant- Heath Clarkston

Calendar of Events

February 2nd 11:30pam HBA
Home Show Committee meeting

February 8th 4:00 pm HBA Board
Meeting

February 9th 6:00 pm HBA
General Membership meeting at
the Eagles sponsored by Missouri
Health and Wellness

February 8-11 International
Builders Show Orlando FL

February 25th & 26th HBA Home
Show at the Capital Mall

March 8th 4pm - HBA Board
Meeting

March 9th 6pm- HBA Memebership
Meeting sponsored by Cole County
Industries and US Rents IT.





If you would like to exhibit or sponsor the 2022 Home Show, please contact the HBA office at 635-6001 or Chair persons Adam Meitzner, Ecowater 573-821-4414

Christy Lyon, Monarch Title 573-721-0452 or Nick Haslag, Haslag Landscape and Design 573-301-9464

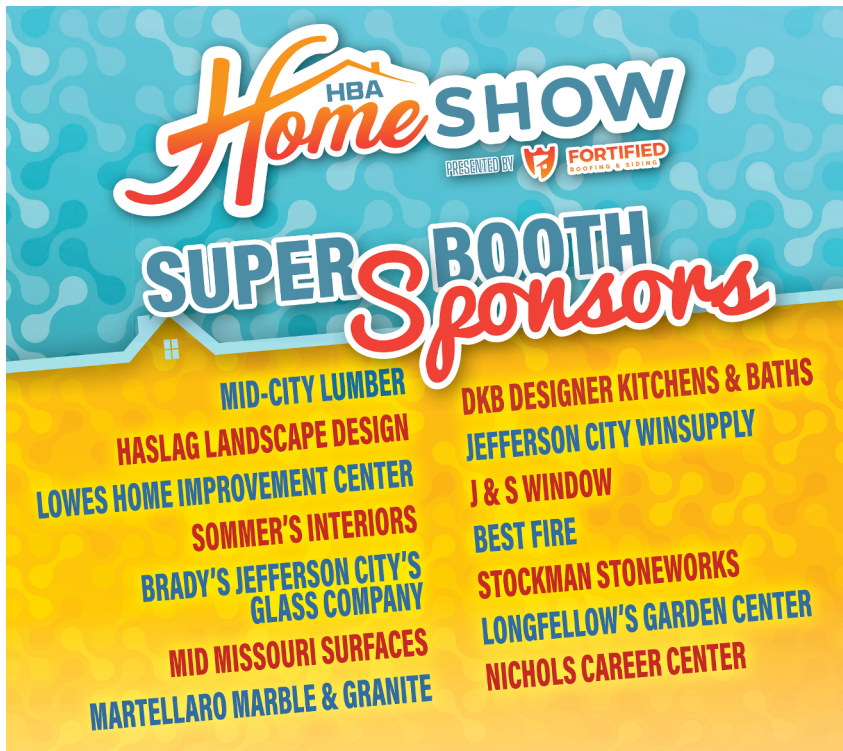
Contracts and forms are available on the HBA website www.hbacentralmo.com

Looking forward to an even bigger and better show in 2022!

Thank You to our 2022 Home Show Presenting Sponsors!



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SOMMERS Interiors

2022 Home Show Committee



Adam Mietzner
2022 Chairperson
EcoWater Systems



Christy Lyon
2022 Co-Chair
Monarch Title



Nick Haslag
2022 Co-Chair
Haslag Landscape
Design

Ron Lehman and Lisa Lehman- ServiceMaster By Aerodry, Renee Duenckel - All-n-One Outdoor Solutions, Ralph McCasland - Brady's Glass & Paint, Jeff Carr - Hawthorn Bank, Rachel Andrews Jayda Seymour - HBA, Aaron & Kristy DeBuhr - Imagemark Marketing & Advertising, Haze Wright & Johnny Martellaro - Martellaro Marble & Granite, Tim Wilbers - Midwest Block & Brick, Paulette Kreter-Paulette's Designs, LLC, Karen Schaperkoetter - Spyder Technologies,, Nathan Smith - Mid-City Lumber, Gwynn Ready - Legens Bank



Know a high school senior going into the building industry? The HBA of Central Missouri awards (2) \$1000 scholarships in May. Find out more information on our website www.hbacentralmo.com.

At the March General Membership meeting we will be awarding (2) \$200 gift certificates to students that attend Nichols Career Center Building trade class. Gifts certificates to our local lumber yards to help offset the cost of tools needed for this class. These student are chosen by their instructor Brandon Kempker.

New Members

Timberline Construction

Brian Kliethermes

573-999-2024

2021 Permit Totals

Permits Issued 2021

	Single Family		Other	
	City	Code County	City	Code County
January	1	20	17	
February	2	37		
March				
April				
May				
June				
July				
August				
September				
October				
November				
December				
Year to Date	22	89	2189	87

Permits Issued 2020

	Single Family		Other	
	City	Code County	City	Code County
January	5	18	15	3
February	3	15	15	3
March	1	15	15	13
April	1	30	420	20
May	2	8	119	8
June	3	17	487	17
July	5	17	243	17
August	1	9	252	9
September	5	12	146	15
October	2	6	109	12
November	3	12	91	5
December	3	8	55	7
Year to Date	35	127	2454	126

Click on spreadsheet for link to current permits

Total Housing Starts Up 15.6% in 2021

While single-family starts dipped in December due to ongoing supply-side challenges, they still managed to post double-digit gains in 2021. Overall housing starts increased 1.4% in December to a seasonally adjusted annual rate of 1.70 million units, according to a report from HUD and the Census Bureau.

The December reading of 1.70 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 decreased 2.3% to a 1.17 million seasonally adjusted annual rate. The multifamily sector, which includes apartment buildings and condos, increased 10.6% to a 530,000 pace.

Total housing starts for 2021 were 1.6 million, a 15.6% gain over the 1.38 million total from 2020. Single-family starts in 2021 totaled 1.12 million, up 13.4% from the previous year. Multifamily starts in 2021 (5+units) were up 22.1% compared to the previous year.



On a regional and year-to-date basis (January through December of 2021 compared to that same time frame a year ago), combined single-family and multifamily starts are 22.2% higher in the Northeast, 10.9% higher in the Midwest, 15.3% higher in the South and 16.9% higher in the West.

Overall permits increased 9.1% to a 1.87 million unit annualized rate in December. Single-family permits increased 2.0% to a 1.13 million unit rate. Multifamily permits increased 21.9% to a 745,000 pace.

Administration Withdraws Vaccine Rule

The Biden Administration on Jan. 26 moved to formally withdraw its [vaccine and testing mandate](#) after the Supreme Court voted 6-3 to block OSHA from enforcing the mandate for employers with at least 100 workers.

NAHB urged OSHA to withdraw the rule after the decision. NAHB had earlier filed a Petition for Review challenging OSHA's rule and was pleased with the Supreme Court ruling, especially since it indicated that OSHA has the authority to "set workplace safety standards, not broad public health measures."

SCOTUS to Consider WOTUS

At the urging of NAHB and other business groups, the U.S. Supreme Court [has agreed to hear](#) a challenge to the Clean Water Act that would clarify an earlier ruling from the nation's highest court issued in 2006. In that case, *Rapanos vs. U.S.*, the Supreme Court issued a split 4-1-4 decision regarding the definition of "waters of the United States" (WOTUS) that led to two different tests to determine jurisdictional waters.

FHFA Raising Fees on Second Homes

In a move strongly opposed by NAHB, the Federal Housing Finance Agency (FHFA) in January announced increases for upfront fees that Fannie Mae and Freddie Mac will charge for [second home mortgage](#) loans and certain high balance mortgage loans that exceed standard conforming loan limits. These fees will significantly increase the purchase cost of a second home and some homes in high-cost areas. Beneficial pricing on the agencies' affordable loan products will not be increased.

Sawmills Failing to Keep Pace with Strong Demand

U.S. sawmills have failed to boost output at a pace sufficient to meet consumer demand for newly built homes. [The lumber industry](#) has cited ongoing challenges with labor as a key reason for the insufficient lumber production in the U.S. But Bureau of Labor Statistics data indicate that sawmill industry employment is higher than a year ago.

As of October 2021, the most recent data available, sawmill employment was 90,100. This is a 2.4% increase from October 2020, or a net gain of 2,100 jobs. Residential construction employment was up 4.0% or 118,500 net jobs over the same period.

IRS Extends Relief In Response to COVID

Last summer, NAHB and other groups requested the IRS extend some of the [COVID-19 relief](#) granted one year ago. On Jan. 11, the agency released Notice 2022-05, which grants the extensions we requested, along with additional relief in response to COVID-19 related challenges.

The relief includes extended compliance deadlines, as well as temporary waivers and revised compliance requirements.

Remodelers Show Confidence in Market at Close of 2021

The NAHB/Royal Building Products Remodeling Market Index (RMI) for the fourth quarter posted a reading of 83, up four points from the fourth quarter of 2020. The finding is a signal of residential [remodelers' confidence](#) in their markets, for projects of all sizes.

The NAHB/Royal Building Products RMI survey asks remodelers to rate five components of the remodeling market as “good,” “fair” or “poor.” Each question is measured on a scale from 0 to 100, where an index number above 50 indicates that a higher share view conditions as good than poor. “Higher home equity provided resources



for home owners to improve their existing homes, supporting high demand for remodeling,” said NAHB Remodelers Chair Steve Cunningham, CAPS, CGP, a remodeler from Williamsburg, Va. “Many remodelers are completely booked well into the future, however, supply chain problems continue to delay projects and make it difficult to work off the backlog.”

Construction Wages Rising

Average hourly earnings for residential building workers have been growing fast recently, driven by the tightening construction labor market.

The Bureau of Labor Statistics (BLS) in January reported that the unemployment rate declined to 3.9% in December, the lowest rate since the pandemic. As the labor market remains tight, wages have increased rapidly, particularly in the residential building sector. According to a recent BLS report, average hourly earnings for residential building workers were \$28.74 in November 2021, increasing 7% from \$26.87 a year ago.

Learn more at NAHB's [Eye on Housing](#) blog.

High Prices Detering Buyers

The share of adults planning a home purchase within 12 months has fallen for two consecutive quarters — dropping from 17% in the second quarter of 2021 to 16% and 15% in the third and fourth quarter, respectively — according to data from NAHB's Housing Trends Report.

The downward trend provides evidence that higher home prices and low housing availability (relative to demand) are leading some Americans to [postpone their homeownership plans](#).

Meanwhile, the share of these prospective buyers who are purchasing a home for the first time dropped for the first time since mid-2020 from 65% in the third quarter to 63% in the fourth quarter of 2021.

NAHB's Economic Outlook for 2022

NAHB Chief Economist Robert Dietz recently provided this housing industry overview in the bi-weekly e-newsletter *Eye on the Economy*.

For the first time since the early 1980s, the U.S. economy is experiencing a period of elevated inflation. Because of supply-chain issues attributable to the pandemic and a significant rise in government spending, the consumer price index (CPI) measure of consumer inflation recorded a 7% year-over-year gain in December 2021 — the highest in nearly 40 years.

In contrast, during the 2010s, the CPI averaged an annual growth rate of just 1.8%. The Federal Reserve, having retired the call that these inflationary pressures would be “transitory,” is now clearly signaling tighter monetary policy ahead.

The NAHB forecast sees the Fed raising the federal funds rate three times in 2022 and accelerating the pace of the taper of asset-backed security purchases. These moves will continue to cause interest rates to rise over the course of 2022.

The 10-year Treasury rate already rose from 1.4% at the start of December to higher than 1.7% during the second week of January, and the average 30-year fixed-rate mortgage is expected to increase to 4% near the end of the year.



Combined with ongoing home price appreciation, higher rates will place additional pressure on housing affordability.

To subscribe for free to *Eye on the Economy*, please [visit nahb.org](https://www.nahb.org).

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MISSION STATEMENT

The Home Builders Association of Central Missouri is an organization of professional builders and related industries, dedicated to serving its members.

We strive to be a resource center and "THE" voice on building issues. We do this by educating our members, providing networking opportunities and advocating progressive growth in the communities.








MEMBER SAVINGS PROGRAM


at a glance

nahb.org/savings




AUTO

COMPANY	SAVINGS	PRODUCTS	INFO
	Save \$500 per vehicle on select vehicles for retail customers. Save \$500 - \$1,000 per vehicle on select vehicles for fleet customers. Stackable with most national retail & fleet offers. NAHB member & household family eligible.	Chevrolet, Buick, GMC	nahb.org/gm
	Save between \$2,000 - \$9,500 per vehicle. Must be purchased in member's company name. NOT stackable with most national offers. Member's company eligible.	Nissan, Infiniti	nahb.org/nissan
	Save up to 30% off Avis PAY NOW rates when making a reservation with Avis Worldwide Discount (AWD) number 6572900.	Rental Cars	avis.com/nahb 800-331-1212 AWD #G572900
	Save up to 35% off Budget PAY NOW rates when making a reservation using Budget Customer Discount (BCD) number 2536900.	Rental Cars	budget.com/nahb 800-283-4387 BCD #Z536900
	Special discount on personal auto insurance.	Insurance	geico.com/disc/nahb 800-368-2734

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SHOPPING & ENTERTAINMENT

COMPANY	SAVINGS	PRODUCTS	INFO
	MEMBER DEALS Up to 50% off.	Theme Parks, Movie Tickets, Concerts, Water Parks, Gift Cards	memberdeals.com/nahb/legim-1 (877) 579-1201
	SAM'S CLUB One-year membership for \$24.88.	Bulk Discount Retail	bit.ly/nahbsams (877) 579-1201
	HOTELPLANNER NAHB members can save up to 65% on hotel room rates at over 800,000 properties worldwide in more than 250 countries.	Hotels	nahb.hotelplanner.com 1-800-497-2175

NAHB members saved
over **\$29,000,000** last year!



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