

Newsletter of the Home Builders Association of Central Missouri

# HBA News



**April 2022**

## **APRIL GENERAL MEMBERSHIP MEETING**

**SPONSORED BY**



**Wallstreet  
GROUP**  
*Insurance • Financial*

**DATE: April 13th, 2022**

**TIME: 6pm social / 7pm Dinner**

**PLACE: Eagles on MO Blvd**

**Menu: Fried Chicken and all the fix-ens'**

**Cost: \$20 per person**

**Program:**

**Dale Muenks with MEM - talking points on work comp and  
safety Q & A**

**Please RSVP by Noon on Monday April 11th**

**[rachel@hbacentralmo.com](mailto:rachel@hbacentralmo.com)**

## Leadership List

### President

Brice Ready

### 1st Vice President

Lisa Lehman

### 2nd Vice President

Adam Boessen

### Secretary

Nancy Gratz

### Treasurer

Dan Lewis

### Past President

Jason Otko

### Board Members

Nick Haslag

Christy Lyon

Matt Kujath

Ryan Claspill

Jeff Hoelscher

Jim Hagenhoff

Angie Laughlin

HBA of MO Rep- Jason Otko

Executive Officer- Rachel Andrews

Administrative Assistant- Jayda Seymour

Political Consultant- Heath Clarkston

## Calendar of Events

**April 12th 4pm** - HBA Board Meeting

**April 13th 6pm HBA-** Membership meeting sponsored by Wallstreet Group

**May 10th 4pm-** HBA Board Meeting

**May 11th 6pm-**HBA Mememrship Meeting sponsored by Rusty Drawing Chevrolet, Buick GMC, Cadillac

**June 8th** HBA BBQ at Memorial Park

## New Members

WestCo LLC

Mike West

573-864-9378

## 2022 Permit Totals

Permits Issued 2021

	Single Family		Other	
	City	Code County	City	Code County
January	1	3	40	12
February	2		37	
March				
April				
May				
June				
July				
August				
September				
October				
November				
December				
Year to Date	22	89	2159	87

Permits Issued 2020

	Single Family		Other	
	City	Code County	City	Code County
January	6	4	18	3
February	3	1	15	1
March	1	13	35	13
April	1	30	439	30
May	2	8	515	8
June	6	17	487	17
July	2	13	243	13
August	1	9	232	9
September	5	12	196	15
October	2	6	183	12
November	3	13	31	5
December	1	8	55	7
Year to Date	35	127	2454	126

**Click on spreadsheet for link to current permits**



## Higher Mortgage Rates Dampen New Home Sales

Higher mortgage rates and construction costs pushed new home sales lower in February even as demand remains solid due to a lack of existing home inventory.

**Sales of newly built**, single-family homes in February fell 2.0% to a 772,000 seasonally adjusted annual rate from a downwardly revised reading in January, according to the most recent data from the U.S. Department of Housing and Urban Development and the U.S. Census Bureau. New home sales are down 6.2% compared to February 2021.

A new home sale occurs when a sales contract is signed or a deposit is accepted. The home can be in any stage of construction: not yet started, under construction or completed. In addition to adjusting for seasonal effects, the February reading of 772,000 units is the number of homes that would sell if this pace continued for the next 12 months.

New single-family home inventory was up 33% over last year, rising to a 6.3 months'



supply, with 407,000 available for sale. However, just 35,000 of those are completed and ready to occupy.

The median sales price rose to \$400,600 in February, and is up 10.6% compared to a year ago even as residential construction material costs are up 20% over the same period.

Regionally, compared to the previous month, new home sales increased 59.3% in the Northeast, increased 6.3% in the Midwest, decreased 1.7% in the South and decreased 13.0% in the West.

## NAHB Urges Action on Lumber Supply

NAHB Chairman Jerry Konter urged the Biden administration to increase domestic production of timber from federal lands and to work with Canada on a new softwood lumber agreement that will eliminate tariffs during a March 14 [White House virtual meeting](#) on resolving the lumber and building material supply chain crisis. And after the administration announced on March 23 that it would be ending [tariffs on steel and aluminum](#) from the United Kingdom, NAHB asked the White House to negotiate a similar agreement on Canadian softwood lumber.

## Get Your Building Codes Pocket Guide

The 2021 Home Builders' Jobsite Codes guide is now available for purchase on [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.

## FEMA Begins New Flood Insurance Rates

The second phase of the transition to the Federal Emergency Management Agency's (FEMA) Risk Rating 2.0 began on April 1, when home owners who currently have flood insurance will begin to see the [revised rates](#) as their policies are renewed.

FEMA is transforming the way it calculates premiums for flood insurance policies made available under the National Flood Insurance Program (NFIP) so that they better reflect the actual risks properties face.

## Fed Raises Rates During March Meeting

As widely expected by forecasters and markets, [the Federal Reserve](#) raised the federal funds rate by 25 basis points at the conclusion of its March meeting. The Fed also indicated that balance sheet reduction, after significant asset purchases to produce lower long-term rates, will begin at a future meeting. These monetary policy moves will lead to higher mortgage rates in 2022 and 2023 as the Fed attempts to curb elevated inflation.

The Fed also reduced its GDP forecast in 2022 to just 2.8%.

## Millions Cannot Afford Dream of Homeownership

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.

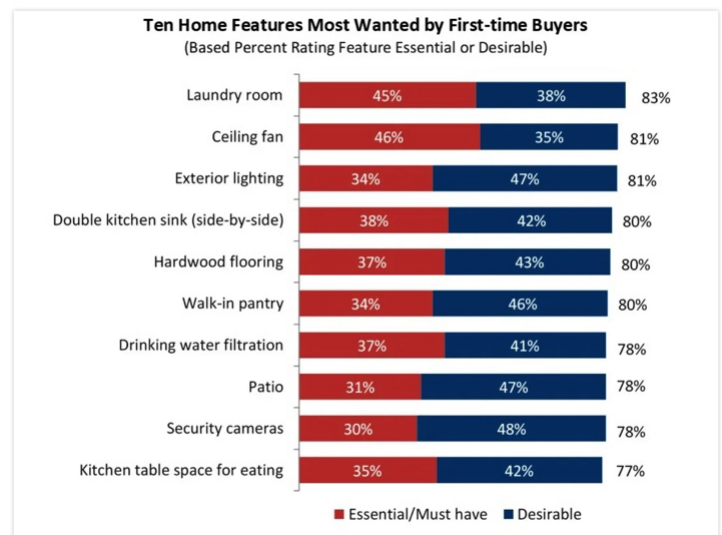
The minimum income required to purchase a \$150,000 home is \$36,074. Roughly 36 million U.S. households are estimated to have incomes at or below that threshold.



## Top 10 Features Desired by First-Time Home Buyers

NAHB's most recent survey of "What Home Buyers Really Want" asked first-time buyers to rate more than 200 home and community features using a four-tier scale: essential, desirable, indifferent and do not want. The [top 10 most wanted](#) features by first-time home buyers were: laundry room, ceiling fan, exterior lighting, double kitchen sink, hardwood flooring, walk-in pantry, drinking water filtration, patio, security cameras, and space for a kitchen table.

The biggest difference in features most wanted by first-time buyers and buyers in general is the absence of energy saving features on the first-time buyers' top 10 list. Among buyers in general, ENERGY STAR



rated windows are the #4 most wanted feature and ENERGY STAR rated appliances ranked #9. A front porch also made the top 10 list among buyers in general.

## Tuskegee University Wins at IBS

The 2022 [NAHB Student Competition](#) enjoyed a return to normal as the teams largely presented in person during the International Builders' Show in Orlando. In the Production Home Builder competition for four-year programs, teams were asked to create a development plan for a 120-acre parcel in Texas. Tuskegee University won first place for four-year programs. This marks the first time a team from a historically black college or university won the competition.

California Polytechnic State University, San Luis Obispo took first place in the new Custom Home Builder competition. Kirkwood Community College in Iowa took the top spot in the competition for associate degree programs.

## Top States for NGBS Certifications

With nearly 350,000 homes certified to the National Green Building Standard (NGBS) since its launch in 2009, builders across the United States are continually adding to the pipeline of NGBS projects. Here's a snapshot of the states that saw [the most certification activity](#) in 2021 for single-family and multifamily projects.

The top 10 states in 2021 for single-family certifications under the NGBS: North Carolina, Virginia, Delaware, Florida, Texas, Indiana, Maryland, New York, Washington, and Missouri.

The top 10 states for multifamily certifications under the NGBS: Texas, Florida, North Carolina, Georgia, Maryland, Virginia, Colorado, Arizona, Tennessee, and Indiana.

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

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## 2022 MEDIA KIT

# CAPITAL Lifestyles



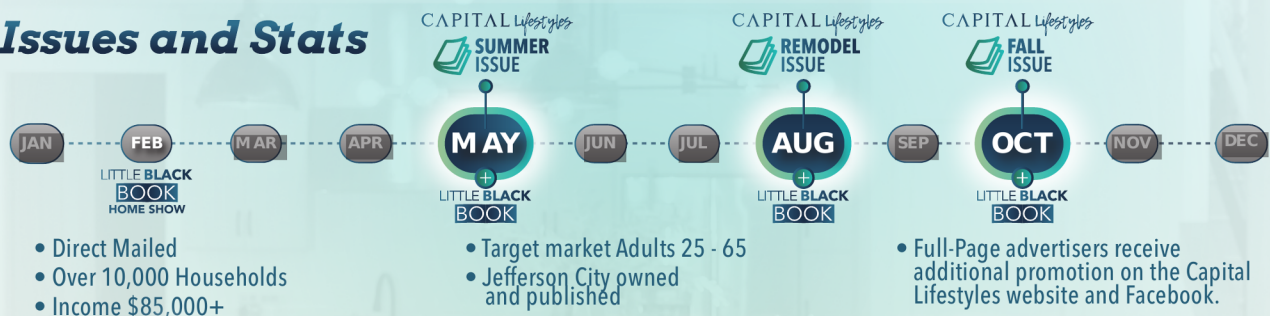
## About the Magazine

Capital Lifestyles Magazine is the premier source for the best in residential design and construction in Central Missouri. Our content and industry partnerships have built a **powerful resource for builders, subcontractors, designers and homeowners**. You'll see beautiful interiors and innovative architecture, with page after page of photos illustrating everything from the latest looks to timeless classics. Our editorial voice and artful presentation of interiors and landscapes help readers find their style and provide inspiration for their projects.

Capital Lifestyles has an established a long-standing exclusive relationship with the HBA of Central Missouri who has endorsed Capital Lifestyles since 1994. The HBA has a far-reaching impact on the community, and we are honored to have their full support.



## Issues and Stats



Current and previous issues viewable online at [capitallifestyles.net](http://capitallifestyles.net)

## Issue Highlight: Remodel Edition

Capital Lifestyles continues to inspire our readers with new ideas and advice on custom design and home makeovers.

Across the country, the trend in remodeling and re-imagining our homes has been surging, and mid-Missouri is no exception.

Advertisers will benefit from the demand we create for home products and services. As always, Capital Lifestyles is a resource unlike any other in the market. It is not just a once and done publication, it is retained and referred to over and over again because it captivates our readers with interesting editorial content, photos from all room angles and information on all things home related.



LAST UPDATED 3/21/22



CAPITAL Lifestyles

LITTLE BLACK BOOK





# WE'RE MORE THAN HOMES.

We build communities.

HBA OF CENTRAL MISSOURI

## 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.



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National Association  
of Home Builders

NAHB Member  
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