

Newsletter of the Home Builders Association of Central Missouri

HBA News



January 2023

January Membership Meeting

Date: January 11th

Time: Social at 6 pm, Dinner at 7 pm

Fried Chicken and all the Fix-ens'

Location: Eagles on MO Blvd.

Cost: \$20

Program: by: The Special Learning Center

Sponsored by:



Please RSVP by Noon on Monday, January 9th

rachel@hbacentralmo.com

635-6001

Leadership List

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1st Vice President

Lisa Lehman

2nd Vice President

Adam Boessen

Secretary

Nancy Gratz

Treasurer

Dan Lewis

Past President

Jason Otko

Board Members

Christy Lyon

Matt Kujath

Jeff Hoelscher

Jim Hagenhoff

Scott Perkins

Ryan Schrinpf

Matt Allen

HBA of MO Rep- Jason Otko

Executive Officer- Rachel Andrews

Administrative Assistant- Julie Sullivan

Political Consultant- Heath Clarkston

Calendar of Events

January 4th 4:00 pm HBA Home Show committee meeting

January 10th 4:00 pm HBA Board Meeting

January 11th 6:00 pm HBA Membership Meeting at the Eagles- Sponsored by Mid- City Lumber

January 30 - February 3rd- International Builder Show in Las Vegas

February 7th 4:00 pm HBA Board Meeting

February 8th 6:00 pm HBA General Membership meeting at the Eagles

February 24th & 25th HBA Home Show at the Capital Mall



If would like to exhibit or sponsor the 2023 Home Show, please contact the HBA office at 635-6001 or Chair person

Christy Lyon, Monarch Title 573-721-0452 , Nick Haslag, Haslag Landscape and Design 573-301-9464 or Gwynn Ready , Legends Bank 573-690-4035

Contracts and forms are available on the HBA website :

<https://www.hbacentralmo.com/>

New this year HBA Market Place open to local small businesses that sell and make homemade products that are somehow related to the home ie.. food and beverage, home decor, kitchen and cooking, cleaning products etc...

please contact the HBA office if you know of someone that may be interested.





ATTENTION VENDORS! The HBA of Central MO is proud to introduce Marketplace to this year's Home Show!

Home Show Marketplace will give attendees an opportunity to shop local Missouri vendors with home-related items, including throw pillows, vintage décor, candles, BBQ seasonings, charcuterie boards, soaps, and so much more!

For more information on becoming a vendor, head on over to www.hbacentralmo.com to download your application today!

Marketplace

at the Home Show

Feb 24 & 25

Get your vendor application TODAY!

New Members

Bloomin Blinds

Rick Edwards

573-616-5439

Stitt Barony LLC

Holly Stitt

573-635-9199

2022 Permit Totals

Permits Issued 2022

	Single Family		Other	
	City	Code County	City	Code County
January	0	10	16	6
February	3	7	11	8
March				
April				
May				
June				
July				
August				
September				
October				
November				
December				
Year to Date	3	17	27	14

Permits Issued 2021

	Single Family		Other	
	City	Code County	City	Code County
January	1	7	40	13
February	2	5	37	6
March	7	5	37	6
April	0	18	109	16
May	7	9	56	7
June	4	13	48	16
July	1	10	31	7
August	1	11	46	9
September	2	8	56	7
October	2	15	34	12
November	0	10	45	6
December	4	12	37	4
Year to Date	31	119	606	108

Click on spreadsheet for link to current permits

New Home Sales Up as Mortgage Rates Moderate

While [new home sales](#) received a slight bounce in November from lower mortgage rates, the housing market continues to struggle because of ongoing supply chain disruptions, elevated construction costs and challenging affordability conditions.



would sell if this pace continued for the next 12 months.

New single-family home inventory remained elevated at an 8.6 months' supply (of varying stages of construction). A measure near a 6 months' supply is considered balanced. The

Sales of newly built, single-family homes in November increased 5.8% to a 640,000 seasonally adjusted annual rate, according to newly released data from HUD and the Census Bureau. On a year-to-date basis, new home sales are down 15.2%.

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 November reading of 640,000 units is the number of homes that

count of homes available for sale, 461,000, is up 18.2% over last year.

A year ago, there were just 32,000 completed, ready to occupy homes available for sale. By November 2022, that number increased to 64,000, reflecting flagging demand and more standing inventory due to lower sales.

Regionally, year-to-date, new home sales fell in all four regions, down 3.6% in the Northeast, 22.3% in the Midwest, 13.1% in the South and 19.3% in the West.

Action Needed on Transformers

NAHB and other industry groups are urging policymakers to resolve an ongoing supply chain shortfall that is affecting delivery of much-needed transformers and other electrical switch gear. The [scarcity of transformers](#) is having a dramatic effect on new construction projects and repairs of homes, commercial buildings and infrastructure.

[Urge your members of Congress](#) to support the implementation of the Defense Production Act to address the supply chain crisis for electric distribution transformers.

Looking at the 2023 Economic Outlook

Where is the housing industry heading in 2023? NAHB Chief Economist Robert Dietz recently discussed key data to help answer that question during a webinar with Pro Builder Editorial Director Rich Binsacca. [The webinar provided](#) an overview of the impact of interest rate hikes, supply chain issues, and rising labor and materials costs on residential construction. A summary document with key highlights is also [available to download](#).

Materials Prices Eased in November

The prices of building materials decreased 0.3% in November (not seasonally adjusted) following 0.5% and 0.1% declines in September and October, respectively, according to the latest Producer Price Index (PPI) report. [The index has decreased](#) five of six months for the first time since 2015.

The PPI for goods inputs to residential construction, including energy, fell 0.8% in November. The index was led lower by a 5.3% drop in energy input prices as the PPIs of regular unleaded gasoline and No. 2 diesel fuel decreased 6.7% and 4.5%, respectively.

NAHB Responds to Rule on Independent Contractors

The U.S. Department of Labor recently published a proposed rule updating the test for determining whether a worker is an employee under the Fair Labor Standards Act (FLSA) or an independent contractor. NAHB has [submitted formal comments](#) opposing the proposed rule.

The language of the new test introduces new, undefined, vague terminology that would reclassify legitimate independent contractors into employees, affecting many industries, including residential construction that rely on the subcontractor business model.

FHA Announces Increases To Loan Limits in 2023

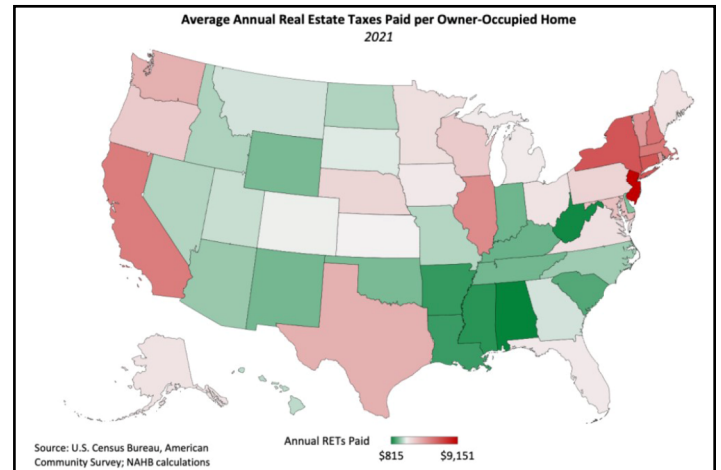
The FHA on Dec. 1 announced its [loan limits for 2023](#). The nation-wide rise in median home prices indicates most buyers across the country will see increases.

The FHA floor will increase from \$420,680 to \$472,030 for single-family home loans. The floor amount is the lowest the FHA loan limit can be for any area of the country. FHA's ceiling loan limits, the maximum loan amount the agency will insure, will increase from \$970,800 to \$1,089,300 for a single-family property, even higher in some states and territories.

Real Estate Taxes Vary Widely Across the Union

Real estate taxes vary widely across states, both in terms of annual taxes paid as well as effective tax rates. In 2021, the difference between average real estate taxes (RETs) paid by New Jersey and Alabama home owners was \$8,336. New Jersey continued to have the highest average [real estate tax bill](#) per home owner (\$9,151) as well as the highest effective tax rate (2.02%).

Hawaii (0.28%) and Alabama (\$815) were at the other end of the spectrum, boasting the lowest average effective tax rate and annual real estate tax bill, respectively. The difference between the highest-taxed state (New Jersey) and lowest (Alabama) grew by \$362 between 2019 and 2021.



The map illustrates the concentration of high average property tax bills in the Northeast. In contrast, southern states (excluding Texas) boast some of the lowest real estate taxes for their homeowners.

Strong Job Growth, Year-Over-Year

[Construction sector jobs](#) in the United States increased by 248,000, year over year — a 3.3% increase compared to November 2021. California added 37,200 jobs, which was the largest gain of any state, while South Carolina lost 4,700 construction sector jobs. In percentage terms, North Dakota had the highest annual growth rate in the construction sector by 15.6%. Over this period, South Carolina reported a decline of 4.5%.

Year over year ending in November, 4.9 million total jobs have been added, marking a more than full recovery of the labor market from the COVID-19 pandemic-induced recession.

Funding Bill Gives More to HUD

Congress has approved a \$1.72 trillion spending bill that will fund the government through fiscal 2023, which ends on Sept. 30, 2023. Of note to the housing community, the measure includes a total of \$58.2 billion for the U.S. Department of Housing and Urban Development, an increase of \$4.5 billion above fiscal year 2022.

[The HUD funding](#) includes \$85 million for a new "Yes In My Backyard" (YIMBY) grant program championed by NAHB that will incentivize affordable housing production. The new grant program rewards state and local jurisdictions advancing policies that increase the supply of affordable housing.

NAHB Connect Brings the Industry Together

In an industry where work often stays close to home, connecting with peers across the country can help jumpstart your business and add value to what you do every day.

NAHB Connect is a free online platform that helps connect NAHB members with one another for discussions, learning, the sharing of ideas and more.

Members on the NAHB Connect platform engage in discussions on a wide variety of topics. Whether it's permitting challenges at the local level or comparing and contrasting different building techniques or materials, there's always someone on the platform willing to provide their insight, experience and assistance to help a fellow member.

Popular discussion topics in 2022 included adapting to the "new normal" of the

economy, supply chain challenges, marketing strategies and trade show booth ideas.

Not only do NAHB Connect members connect with one another in conversation, but Ask Me Anything events (AMAs) also feature guest experts who are ready and available to answer any question posed by the virtual audience.

If you're not yet a member of NAHB Connect, you can create your profile today at connect.nahb.org. Use the same credentials you use to sign in to nahb.org.



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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.



A hand points to a tablet displaying the NAHB website, which is overlaid on a background of architectural blueprints. The NAHB logo is in the top right corner. The text 'NAHB Member SAVINGS' is prominently displayed in the bottom left, with 'SAVINGS' in large green letters. Below it, the text 'Put your membership to work.' is written. To the right, a smaller text block says 'Exclusive discounts that benefit you, your business and your family' followed by the URL 'nahb.org/Savings'.

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 Fax: 573-656-6236

JEFF HOELSCHER

**Cole County Eastern District
 Commissioner**

jhoelscher@colecounty.org
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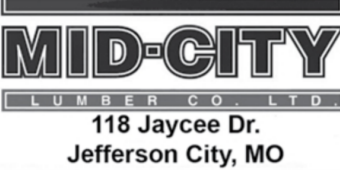
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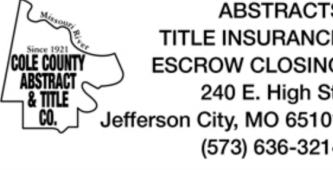
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Lisa Wolken
 VP of Real Estate Loan Origination
 1446 S. 6723rd
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Joe Schaefer
 BROKER/SALES
 Phone: 573-632-8503
 Cell/Text: 573-619-5157
 joe@joeschaefer.com
 www.JoeSchaefer.com
ASSOCIATED REAL ESTATE GROUP
 DOING THE NUMBERS 3218 W. Edgewood Dr., Ste. 1000
 Jefferson City, MO 65109