



January 2026

January Membership Meeting

Date: January 14th

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: Susan Roemer with updates on the
Independent Living Resource Center**

Sponsored by:



**Commissioner Jeff Hoelscher
Cole County Eastern District**



Please RSVP by Noon on Monday, January 12th

rachel@hbacentralmo.com

January Membership Meeting Lake Ozark Osage Beach

Date: January 15th

Time: Social at 6 pm, Dinner at 7 pm

Location: Wilmore Lodge

Dinner- Fried Chicken, Mashed Potato, Gravy and Coleslaw

Cost: \$20

Sponsored by: Raising Solutions



Please RSVP by Noon on Tuesday January 13th

Tony@ottoconstruction.biz



Leadership List

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HBA of MO Rep- Jason Otke

Executive Officer- Rachel Andrews

Administrative Assistant- Julie Sullivan

Political Consultant- Heath Clarkston

January 13th 4:00 pm Board Meeting at the HBA office.

January 14th 5:00 pm Home Show Committee Meeting at Eagles

January 14th 6:00 pm Membership Meeting Jefferson City at the Eagles sponsored by Jeff Hoelscher, Cole County Commissioner and Servicemaster

January 15th 6:00 pm Membership Meeting Wilmore Lodge Lake Ozark sponsored by Raising Solutions

February 10th 4:00 pm Board Meeting at the HBA office.

February 11th 6:00 pm Membership Meeting Jefferson City at the Eagles sponsor TBD

February 19th 6:00 pm Membership Meeting Wilmore Lodge Lake Ozark sponsor TBD

February 20th & 21st HBA Home Show Capital Mall



**2025 Permit Totals Click
here for permit totals**



If you would like to exhibit or sponsor the 2026 Home Show, please contact the HBA office at 635-6001 or Chair person

Nick Haslag, Haslag Landscape and Design 573-301-9464, Tim Wilber Midwest Block and Brick, or Scott Perkins Scots Home Solutions

Contracts and forms are available on the HBA website :

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

HBA Market Place open to local small business that sell and make homemade products that are somehow related to the home i.e., 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.

Thank You to our 2026 Home Show Presenting Sponsors!



Thank You Christmas Party Sponsors

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New Members

Lakeview Steel Decking

Gerry Phillips

Existing Home Sales Inch Higher in November

Existing home sales rose for the third consecutive month in November as lower mortgage rates continued to boost home sales, according to the National Association of Realtors. But the increase remained modest as mortgage rates still stayed above 6% while down from recent highs.



Total existing home sales, including single-family homes, townhomes, and condos, rose 0.5% last month to a seasonally adjusted annual rate of 4.13 million, the highest level since February. November sales were still 1% lower than a year ago.

First-time home buyers accounted for 30% of home sales in November, down from 32% in October but unchanged from a year ago. The share of all-cash sales last month was 27% of transactions, down from 29% in October but up from 25% a year ago. All-cash buyers are less affected

by changes in interest rates.

The median sales price of existing homes sold in November was \$409,200, up 1.2% from last year. This marks the 29th consecutive month of year-over-year increases. The median condominium/co-op price in

November was up 0.1% from a year ago at \$358,600.

Existing home sales in November were mixed across the four major U.S. regions. Sales rose in the Northeast (+4.1%) and South (+1.1%), fell in the Midwest (-2.0%), and remained unchanged in the West. On a year-over-year basis, home sales were unchanged in the Northeast and up in the South (2.8%), while down in the Midwest (-3.0%) and West (-1.3%).

The existing home inventory level was 1.43 million units in November, down 5.9% from October but up 7.5% from a year ago.

Homelessness Hits Record-High

In 2024, the number of people experiencing [homelessness increased](#) to the highest estimate in the history of HUD's Annual Point-in-Time (PIT) Count. Approximately 771,500 people were recorded as living in an emergency shelter, a transitional housing program, or in unsheltered locations across the country. This count increased 18% compared to 2023, a notable increase compared to previous annual increases.

Senate Confirms Two Housing Leaders

NAHB congratulates Frank Cassidy and Joseph Gormley on their [recent Senate confirmation](#) to top government posts. Cassidy was confirmed as HUD Assistant Secretary for Housing and Federal Housing Commissioner, while Gormley will lead Ginnie Mae as its new president.

NAHB supported the nominations of the two housing finance leaders and looks forward to working with them to implement policies that will expand homeownership and rental opportunities for all Americans.

FHFA Announces Higher Loan Limits

The Federal Housing Finance Agency (FHFA) has announced that the baseline [conforming loan limit](#) for mortgages acquired by Fannie Mae and Freddie Mac in 2026 will rise to \$832,750, an increase of \$26,250 from 2025. Higher loan limits will be in effect in higher-cost areas as well. The new ceiling loan limit in high-cost markets will be \$1,249,125, which is 150% of \$832,750.

Don't Miss AI & Tech Studio at IBS 2026 in Orlando

If you're heading to the 2026 IBS in Orlando, then make tech a priority, including the [AI & Tech Studio](#), a new IBS Education format. Sessions are designed to let attendees use the latest tech, compare tools and see real-world applications. Register for an Expo+Education Pass to attend AI & Tech Studio and other tech and AI-focused IBS Education sessions. The pass also gives you access to the 1,700+ exhibitors and specialty zones with the hottest new tech products on the market. Learn more and explore more education opportunities at [BuildersShow.com](#).

Judge Rules Termination of BRIC Program Unlawful

A federal judge has ruled that FEMA's termination of the Building Resilient Infrastructure and Communities (BRIC) program [was unlawful](#) and issued a permanent injunction restoring the program. BRIC provides federal grants to state and local governments for projects that reduce risks from natural disasters. NAHB has been pushing Congress to pass the Promoting Resilient Buildings Act, which would allow jurisdictions to qualify for BRIC funds if they have adopted one of the latest two code cycles. States may feel pressure to adopt the very latest codes to stay competitive for BRIC funding.

NAHB Members Recognized as 'Young Guns & Legends'

Pro Builder magazine recently released its Class of 2025 ["Young Guns & Legends"](#) list that honors up-and-coming leaders and a collection of legends who have made career contributions to the housing industry.

Pro Builder asked three of its past Forty Under 40 awardees and an industry legend to help select the Class of 2025. Meet the NAHB members who were recognized in the Pro Builder Class of 2025:

Myles Cardenas, Taylor Morrison

Jessica Corbett, J.Cor Architecture

Ugo DiBiase, DiBiase Companies



Crystal Lazar, Habitat for Humanity of East and Central Pasco County

Chase Marvil, Bay to Beach Builders

Craig Neal, Stancil Services

Erick Saks, Operation Lifeline

Chad Sanschagrin, Cannonball Moments

Nick Scroggs, Scroggs Construction Services

Gracy Weil, Graceland Research & Consulting

Alex Wolfe, Wolfe Homes

Explore the full list online at probuilder.com.

Offsite Housing for Affordability

A growing number of community-based organizations (CBOs) are turning to [offsite construction](#) as a solution to the housing affordability crisis.

[According to research](#) from Harvard University's Joint Center for Housing Studies (JCHS), offsite housing offers CBOs a quicker and less costly way to build quality affordable residential housing. The common misconception that this method – also known as “factory-built housing” – has inflexible design options is proven wrong by this research. Factory-built housing comes in a wide array of styles and can be highly adaptable, making it an appropriate option for building affordable neighborhoods.

Top Color Trends for 2026

Paint manufacturers have announced their [colors of](#)

[the year](#) for 2026. Color experts at Sherwin-Williams, for example, named Universal Khaki as their color of the year.

Other top choices among the neutrals include: Dutch Boy (Melodious Ivory), Minwax (Special Walnut) and Pantone (Cloud Dancer). Selections among the more luxurious hues include: Graham & Brown (Divine Damson), Benjamin Moore (Silhouette), Krylon (Matte Coffee Bean), Clark + Kensington (Hazelnut Crunch) and Glidden (Warm Mahogany). Choices among trendy greens include: Behr (Hidden Gem),

NAHB Welcomes 24 New Student Chapters

NAHB is proud to welcome **24 new student chapters** in 2025 from high schools and colleges across the United States. These programs were created to enhance students' educational experiences, increase their exposure to the home building industry and connect them with their local home builders' association.

New chapters include: Atlanta Technical College, Auburn University, Bay Mills Community College, Construction Careers Academy, Front Range Community College, Holy Cross High School, Jena High School, Kansas State University, McKenzie Regional



Workforce Center, Missouri University of Science & Technology, North Alabama Homebuilding Academy, North Montco Technical Career Center, Pitt Community College, RIBA Contractor Development Program, Spearfish High School, SUNY Oswego, University of Hawaii at

Manoa, University of Missouri, University of Southern Mississippi, Virginia Commonwealth University, Wake County Schools and Wayne State University.

In total, these chapters have introduced 1,287 new students and counting to the Federation.



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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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