

Newsletter of the Home Builders Association of Central Missouri

# HBANews



October 2019

## 2019 Ladies Night Bingo Wednesday, October 9th

Social : 6pm at the Eagles on MO Blvd

Dinner: 7pm Fried Chicken & Country Ham

cost: \$15 per person

Sponsored by

## Cole County Abstract



Please RSVP by

Noon on Monday October 7th

at 573-635-6001

rachel@hbacentralmo.com



## LEADERSHIP

### President

Brice Bernskoetter

### 1st Vice President

Jason Otke

### 2nd Vice President

Brice Ready

### Secretary

Donna Viessman

### Treasurer

Dan Lewis

### Past President

James Stark

### Board Members

Jared Buetcher, Adam Boessen,  
Tim Wilbers, Ryan Classpill, Jeff  
Hoelscher, Tom Distler and Lisa  
Lehman

HBA of MO Rep- Jason Otke

Download parade craze



October 27, 2019 - Noon to 4 PM



Parade of Homes 2019

Thank you to the HBA Golf Committee and those that came to help with the event.

**Cynthia Schrimpf**

**Kitrina Meyer**

**Amy Luebbering-Pemberton**

**Kim Baumgartner**

**Beau Voss**

**Adam Mietzner**

**Joel Mietzner**

**Rick Prather**

**Rachel Andrews**

**Amiee Meyer**

**Steve Meyer**

**Steve Knaebel**

**Paulette Kreter**

**Brice Ready**

**Gwynn Ready**

**Stan & Jessica**

**Adam Boessen**

**Ron Lehmen**

**Lisa Lehmen**

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**Anna Bax**

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Leadership Development Committee

Rachel Andrews- Executive Officer

James Stark- Past President

Brice Bernskoetter- President

Jason Otke - 1st Vice President

**Leadership Development Committee met in September to review the slate of officers for 2020 as listed below.**

## 2020 Slate of Officers HBA of Central Missouri

**President** – Jason Otke

**1st Vice President** – Brice Ready

**2nd Vice President** – Lisa Lehman

**Secretary** – Donna Viessman

**Treasurer** – Dan Lewis

### **Associate/Affiliate Members**

Jared Buechter, TSG Specialty lawn Care

Tim Wilbers, Midwest Block and Brick

Adam Boessen, Scruggs Lumber Co

### **Builder Members**

Ryan Claspill, Bentlage Homes

Jeff Hoelscher, Hoelscher Enterprises

Jim Hagenhoff- TriTech Builders

Angie Zimmerman - Ken Otke Construction

**Past President** Brice Bernskoetter

HBA of Missouri Rep – Jason Otke, Dick Otke Construction

Nominations from the General Membership for additional candidates must be made at the last regular meeting (November) of the General Membership prior to the Annual Meeting.

## EPA Rescinds Obama-Era WOTUS Rule

The EPA on Sept. 12 rescinded the Obama-era “waters of the U.S.” (WOTUS) rule, ending years of uncertainty over where federal jurisdiction begins and ends.

Prior to EPA’s repeal announcement, an Obama-era rule was in effect in 22 states and the District of Columbia, and the remaining 28 states followed 1986 regulations. [The EPA decision](#) means the 1986 rule will now be in effect in nationwide until a final replacement rule is issued.

The Trump administration has proposed a new WOTUS rule that NAHB generally supports.

## DOL Raises Threshold for Overtime Pay

The U.S. Department of Labor has issued a final rule that will raise the [overtime salary limit](#) from \$455 per week to \$684 per week, which is equivalent to \$35,568 per year for a full-year worker.

The Labor Department said the final rule will make 1.3 million more American workers eligible for overtime pay under the Fair Labor Standards Act. The final rule takes effect Jan. 1, 2020.

## Americans See Growing Affordability Crisis

Four out of five American households believe the nation is suffering a housing affordability crisis, and at least 75% report this is a problem at the state and local level as well, according to a [new nationwide survey](#) conducted by Morning Consult on behalf of NAHB.

More than 19,800 adults were surveyed in August to assess the public’s attitude on whether a lack of affordable housing is a problem. Roughly 80% of all respondents believe that a lack of affordable housing is a problem in the United States, while 78% believe this is an issue in their state and 75% cite housing affordability as a concern in their city.

## New Plan for Future Of Fannie, Freddie

The Trump administration’s reform plan is an important step forward in the long-term effort to bring a robust and lasting framework to the nation’s housing finance system. NAHB believes it is important that any new structure include an explicit federal backstop for the [housing finance system](#).

With Fannie Mae and Freddie Mac 11 years in conservatorship, NAHB believes it is long past time for Congress to act.

## Largest Builders Gain Market Share

The top 20 builders produced 29.0% of all the homes constructed in the country in 2018, according to data from BUILDER magazine. That share is a notable gain from 2017, when the largest 20 builders were responsible for 26.8% of all completions.

Historical data shows a rising trend in the [market share](#) of the top 20 builders. In 2000, these businesses built 16.6% of homes completed.

# California Passes Rent Control Legislation

Rent control legislation approved by the California Assembly on Sept. 11 will exacerbate housing shortages and drive up rents. The California Building Industry Association (CBIA), aware of the near certainty of a rent control ballot initiative in 2020, reluctantly supported the compromise legislation, subject to amendments.

Since the initial compromise, further changes demanded by California Gov. Gavin Newsom were made to the legislation that forced CBIA

to move its position on the bill to neutral. The annual rent cap was moved backward to 5% plus inflation (from the original 7% plus inflation), but the 15-year exemption for new construction was retained. Gov. Newsom is expected to sign the bill into law.

NAHB's policy in opposition to [rent control](#) is unequivocal. NAHB opposed the bill and put a stake in the ground on behalf of NAHB multifamily members who may face similar proposals in other states in the future.

## Michigan Wins Long Legal Battle

After nearly a decade of litigation and two trips to the state Supreme Court, the Home Builders Association of Michigan secured a [resounding victory](#) for the home building industry.

In 2010, the HBA of Michigan challenged several permit fees imposed by the City of Troy as unlawful under Michigan's Construction Code Act. The act requires such fees to be reasonable and prohibits them from exceeding the cost of running the building department. But when the department privatized, excess permit fees began going to the city's general fund.

The Michigan Supreme Court recently unanimously ruled in the HBA of Michigan's favor, remanding the case to the lower courts for further deliberation on the budget of the building department and other issues, but still handing a clear victory to the home builders.

NAHB's Legal Action Fund provided \$50,000 to support the litigation.

## HBI, Home Depot Expand Partnership

The Home Depot Foundation and the Home Builders Institute (HBI) recently expanded their partnership to address the skilled labor shortage by launching a [youth trades training program](#).

The program and its industry-recognized Pre-Apprenticeship Certificate Training (PACT) curriculum will be available to 11th and 12th grade students in roughly 25 high schools with a focus on under-served communities across Colorado, Florida, Virginia, Alaska, Texas, Alabama, Tennessee, New Jersey and Massachusetts. Each program will be supported by a two-year PACT curriculum, classroom enhancements, and updated tools and equipment for a hands-on training environment.

Upon completion, participants will earn a pre-apprenticeship certification — endorsed by NAHB and recognized by the U.S. Department of Labor — provided at no additional cost to students and their families. The program will expand to more high schools in 2020.

## Fireplaces Not High on Buyers' Wish Lists

Spurred in part by affordability concerns, more consumers are turning a cold shoulder to fireplaces in their homes, according to NAHB tabulation of recently released data from the Survey of Construction, which is produced by the U.S. Census Bureau with partial funding from HUD.

Only 41% of single-family homes started in 2018

included fireplaces, which is the lowest percentage on record since NAHB began tabulating the data in a consistent fashion in 2001. Moreover, the share of single-family homes with fireplaces has been declining steadily since 2015, setting a new post-2001 record low each of the past three years.

An obvious explanation for [the declining trend](#) is that builders are foregoing fireplaces in some of their homes so they can bring homes to market at prices their customers can afford. Keeping new homes affordable has become a considerable challenge, and while fireplaces are generally seen as a desirable amenity, not all home buyers see them as essential.

According to the 2019 edition NAHB's What Home Buyers Really Want, 55% and 48% of home buyers rate gas and wood burning fireplaces, respectively, as desirable. By this measure, fireplaces fall in the middle of the list of decorative features in the NAHB survey in terms of desirability. However, only 16% of buyers say a fireplace is essential, meaning they are unlikely to purchase a home unless it has one.



## CALENDAR OF EVENTS

**October 2nd** - 11:30 am  
2020 Home Show  
Committee Meeting at  
Aerodry

**October 8th** - 12:30 -  
5:30 pm Business and  
Lifestyle Expo @ Capital  
Plaza

**October 9th** - 4:30 pm  
Board of Directors  
Meeting at the Eagles

**October 9th** - 6:00 pm  
Ladies Night Bingo at the  
Eagles on MO Blvd.

**October 27th** Noon - 4  
pm HBA Parade of Homes

**October 30th** 11:30am  
2020 Home Show  
Committee Meeting at  
Aerodry

**November 12th** 4:00pm  
HBA Board of Directors  
Meeting at the HBA office.

**November 13th**- 6:00pm  
Membership Meeting at  
Eagles on MO blvd.

**November 27th**- 11:30  
am Home Show  
Committee Meeting at  
Aerodry

# 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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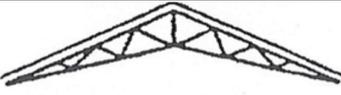
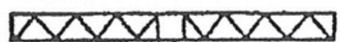
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