

Newsletter of the Home Builders Association of Central Missouri

HBANews



January 2020

January Membership Meeting

Date: January 8th

Time: Social at 6 pm, Dinner at 7 pm

Fried Chicken and all the Fix-ens'

Location: Eagles on MO Blvd.

Cost: \$15

Speaker- Susan Cook with River City Habitat for Humanity, On the Road to Recovery 2020 and Beyond, Blitz Build

Sponsored by:



JEFF HOELSCHER
Cole County Eastern District Commissioner
jhoelscher@colecouny.org
573-634-9112 573-619-8299
311 East High Street, Jefferson City, MO 65101

Please RSVP by Noon on Monday, January 7th

rachel@hbacentralmo.com

635-6001

Leadership List

President

Jason Otke

1st Vice President

Brice Ready

2nd Vice President

Lisa Lehman

Secretary

Donna Viessman

Treasurer

Dan Lewis

Past President

Brice Bernskoetter

Board Members

Jared Buetcher

Adam Boessen

Tim Wilbers

Ryan Classpill

Jeff Hoelscher

Jim Hagenhoff

Angie Zimmerman

HBA of MO Rep- Jason Otke

Executive Officer- Rachel Andrews

Administrative Assistant- Amiee Meyer

Political Consultant- Heath Clarkston

Calendar of Events

January 7th - 4:00 pm Board Meeting at HBA office

January 8th - 11:30 Home Show Committee Meeting at Aerodry

January 8th - 6:00 pm HBA Membership meeting at the Eagles on MO Blvd.

January 9th - 9am - 3pm Ameren MO, Home Performance training at Servicemaster by Aerodry.

January 15th - HOME SHOW BALANCE DUE!!

January 29th - 11:30 am Home Show Committee Meeting at Servicemaster by Aerodry

February 11th - 4:00 pm Board Meeting at HBA office

February 12th - 6:00 pm HBA Membership meeting at the Eagles on MO Blvd.

February 21st & 22nd - HBA of Central Missouri Home Show at Capital Mall, JC MO. Friday 10:00 AM - 7:30 PM, Saturday 9:30 AM - 6:00 PM



If you would like to exhibit in the 2020 Home Show, please contact the HBA office at 635-6001 or Chairman Ralph McCasland at 573-230-7707.

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

Looking forward to an even bigger and better show in 2020!



2019 Permit Totals

Permits Issued 2018				Permits Issued 2017			
	Single Family	Other	Total		Other	Total	
Commercial	1	1	2	1	1	2	1
Manufacturing	0	0	0	0	0	0	0
Mobile	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
Single Family	287	97	384	119	411	530	1514
Year to Date	11	76	87	53	411	464	714



2019 Christmas Party Sponsors

Aire Serv of Central Missouri
America Building Products
Art's Pest Control
Bernskoetter Construction, LLC
Capital Installers, Inc.
Capital Quarries Company Inc.
Capital Sand Company
Carved In Stone, LLC
Central Bank Real Estate Dept
Central Missouri Professional Services
Cole County Commissioner- Jeff Hoelscher
Delong's Inc
Dick Otke Construction Company
DKB Designer Kitchens and Baths
EcoWater Systems
Fred Vogel Insurance Inc.
GFI Digital Inc.
Gwynn Ready RE/Max Jefferson City
Haslag Landscape & design
Hawthorn Bank
Jefferson Bank
Joe Machens Capital City Ford Lincoln
Knapheide Truck Equipment
Lage's Cabinet Shop LLC
Legends Bank
Leon Muenks Insulation LLC
Livingston Construction, LLC
Martellaro Marble & Granite
Mid America Bank
Mid America Truss
Mid-America Sign Works
Mid-City Lumber Co.
Midwest Block & Brick
Nu Way Concrete Forms Inc.
PEP Waterproofing
Professional Metal Fabricators
Philips & Company
Providence Bank
River Region Credit Union
Scruggs Lumber
Stieferman Heating Co Inc.
Twehous Excavating Co. Inc.
U S Rents It
Wallstreet Group
We Landsacping LLC
Wells painting & Taping



If you see one of the above Christmas Party Sponsors please thank them. The Christmas Party would not be possible without their support.

We would also like to thank the Christmas Party Chairs Tim Wilbers, Brice Ready, and Kyle Vieth as well as Joe Otto, Andy Berhorst & Adam Boessen- Scruggs Lumber, Ralph McCasland- Brady's Glass, and Gwynn Ready - Remax for helping decorate. Thanks to those who helped sell and buy raffle tickets. We raised over \$800 to be donated to the River City Habitat Blitz Build.

***Cole County Industries for sponsoring the wine
Knapheide Truck Equipment for the social hour cups***



Ralph McCasland,
Brady's Glass receiving
the Presidents award



2020 Board Members



50/50 Winner
Christy Lyon



Members enjoying the evening



Tom Distler out going Board Member



President Jason Otko past President Brice Bernskoetter



Tim Wilbers giving away prizes

Builder Confidence Reaches 20-Year High

Builder confidence in the market for newly-built single-family homes increased five points to 76 in December off an upwardly revised November reading, according to the latest NAHB/Wells Fargo [Housing Market Index \(HMI\)](#).

“While we are seeing near-term positive market conditions with a 50-year low for the unemployment rate and increased wage growth, we are still underbuilding due to supply-side constraints like labor and land availability,” said NAHB Chief Economist Robert Dietz. “Higher development costs are hurting affordability and dampening more robust construction growth.”

Derived from a monthly survey that NAHB has been conducting for 30 years, the NAHB/Wells Fargo HMI gauges builder perceptions of current single-family home sales and sales expectations for the next six months as “good,” “fair” or “poor.” The

survey also asks builders to rate traffic of prospective buyers as “high to very high,” “average” or “low to very low.” Scores for each component are then used to calculate a seasonally adjusted index where any number over 50 indicates that more builders view conditions as good than poor.

All three HMI components registered gains in December. The HMI index gauging current sales conditions rose seven points to 84, the component measuring sales expectations in the next six months edged up one point to 79 and the measure charting traffic of prospective buyers increased four points to 58.



Congress Moves on Tax Extenders

Congress has approved a package of tax changes that include a number of provisions sought by NAHB, including provisions known as [“tax extenders.”](#)

The bill extends a number of tax provisions through 2020, including: Section 45L Tax Credit for Energy-Efficient New Homes; Section 25C Tax Credit for Qualified Energy-Efficiency Improvements; Section 179D Energy-Efficient Commercial Buildings Deduction; and a deduction for mortgage insurance (subject to an income cap beginning at \$100,000).

Deal Reached on USMCA Trade Pact

The White House and House Democrats have agreed on a deal to advance the U.S.-Mexico-Canada Agreement (USMCA). The House ratified the trade pact on Dec. 19. The Senate is expected to follow suit soon.

Trade policy affects housing costs and [the USMCA](#) has important implications for the home building industry. The U.S. residential construction and remodeling industries rely on tens of billions of dollars in building materials sourced from Mexico and Canada annually.

Proposal Would Modernize CRA Rules

The FDIC and the Office of the Comptroller of the Currency (OCC) recently announced a proposal to modernize the agencies’ regulations under the [Community Reinvestment Act](#) (CRA) that have not been substantively updated for nearly 25 years.

The proposed rules are intended to address digital banking and to encourage lending to low- and moderate-income borrowers.

Congress Funds NFIP Through September

Congress has approved spending bills that will keep the government running through Sept. 30, 2020, the next fiscal year.

The measure keeps the [National Flood Insurance Program](#) (NFIP) funded through next September. NAHB is working with Congress to achieve a long-term reauthorization of the NFIP that will keep the program fiscally sound and let builders provide safe and affordable housing.

FHA Announces 2020 Loan Limits

The Federal Housing Administration (FHA) has announced its [loan limits](#) for 2020. The nationwide rise in median home prices indicates most buyers across the country will see increases.

The FHA floor will increase from \$314,827 to \$331,760 for single-family home loans.

FHA’s high-cost conforming loan limit and will increase from \$726,525 to \$765,600 for single-family home loans.



MIT Report Suggests Greater Use of Factory-Built Homes

Factory-built houses — i.e., modular, panelized or pre-assembled homes — could help increase affordable housing stock and significantly aid in disaster response and recovery, according to a new study from the MIT Humanitarian Supply Chain Lab. But [factory-built homes](#) comprise just 3% of single-family homes in the United States.

The report, “Disaster Housing Construction Challenges in America,” seeks to inform emergency managers,

state housing agencies, policymakers, community leaders, home builders and other stakeholders about how to make better use of factory-built homes.

The recommendations are intended to better address the challenges faced by disaster housing, leverage the potential of factory-built housing at scale, approach the nation’s affordable housing challenges from a new direction, and produce better disaster recovery outcomes for all Americans.



HBI Opens Fort Campbell Facility

HBI, NAHB’s workforce development arm, has opened another facility dedicated to preparing U.S. service members for careers in residential construction.

The facility, located along the Kentucky-Tennessee border, opened with support from the Home Depot Foundation and Fort Campbell’s Soldier for Life Transition Assistance Program. The program is designed for active duty service members who are nearing separation from the military.

The [Fort Campbell facility](#) uses HBI’s Pre-Apprenticeship Certificate Training (PACT), which combines academic learning and hands-on experience to help graduates emerge highly skilled and certified in brick masonry, carpentry, electrical wiring, HVAC, plumbing, solar installation, or other trades.



NGBS Certifies 200,000th Home

The National Green Building Standard (NGBS) [Certification Program](#) hit a major milestone recently – certification of its 200,000th home.

The program, which had more certifications in 2018 than any previous year, continues to experience increased interest in certification, fueled in part by growing consumer interest as well as the incentives provided to both consumers and developers for third-party certification.

Consumers are seeing the monetary value of green certification as well — not only through incentives, but also from the rising value of green-certified homes and reduced utility bills, thanks to energy-conserving features and high-performance designs. Builders continue to increase consumer awareness around the wellness benefits of sustainable homes.

Public Affairs Committee Report By Heath Clarkston

CITY STAFF TO REVIEW CONSTRUCTION VALUE METHODS FOR PERMITS

On November 14th, the Jefferson City Public Works and Planning Committee discussed the current method of assigning construction value in regard to obtaining a city building permit. City staff has had some issues with applications to which the construction amounts are significantly undervalued. The city currently uses a formula that multiplies a cost factor with the RS Means valuation to determine the cost of the city permit. This RS Means valuation is assigned based on several factors in the construction and materials used for a project.

City staff is planning to bring all stakeholders together to discuss making a change to this process and has suggested the use of the ICC Valuation factor for projects to which there is a dispute on the true costs of a project. The construction valuation is used on both commercial and residential permits.

Also, City staff has suggested that code be amended to allow the collection of a “building plan review fee” to cover the costs associated with the review. Any amount collected for building plan review would then be credited to the total amount owed for the building permit fee upon filing. This proposal would ensure the City is compensated for their time in the event an application for a building was not filed. This issue is primarily focused on commercial construction.

Jefferson City Planning and Zoning Commission Approves Historic Preservation Plan

The Jefferson City Planning and Zoning Commission approved the Jefferson City Historic Preservation Plan as part of the city’s Comprehensive Plan. The Historic Preservation Plan is only a recommendation and provides recommendations to guide preservation efforts.

The plan contained five main goals that include:

- Reinforce the role of the City’s historic core plays in the identity and economy of our community
- Activate and revitalize the City’s historic commercial centers and residential neighborhoods
- Connect the City’s historic core to outlying suburban areas
- Stimulate private investment in revitalizing historic areas
- Engage residents and visitors with information and programming that reinforces the community identity and tells the City’s stories.

Missouri Legislature to Return in January of 2020, Day at Capitol Set

On Friday, November 15th the HBA of Missouri held a board meeting in Springfield, Missouri. The HBA of Missouri discussed the upcoming 2020 legislative session scheduled to begin on Wednesday January 8th. The Board decided to hold a “day at the Capitol” event again in 2020 in Jefferson City on Wednesday, February 5th.

A Systems Approach to Higher Performing Homes



Ameren Missouri Residential Energy Code Support Program A Systems Approach to Higher Performing Homes

Course Description:

In this training, students will learn key changes from the 2009 to 2018 International Energy Conservation Code (IECC), the importance of treating a home as a system, and best practices for building and duct sealing, performance testing, mechanical ventilation and other home performance concepts.

Who Should Attend:

This training is designed for home builders, code officials, subcontractors, supply houses, energy raters, designers and others working in residential construction.

Where:

1. St. Louis Building Division
2923 N Broadway, St. Louis, MO 63141
2. AERODRY, 1221 Creek Trail Dr, Jefferson City, MO 65109

When:

1. January 8th; 9:00am - 3:00pm
2. January 9th; 9:00am - 3:00pm

Register Today!

AmerenMissouriSavings.com/CodeSupport

Questions?

Contact **Ian Blanding**, codesupport@mwalliance.org, 312.784.7269

For more trainings and resources available from the Ameren Missouri Residential Energy Code Support Program, visit AmerenMissouriSavings.com/CodeSupport.

About the 2019 Residential Energy Code Training Series

Ameren Missouri is pleased to sponsor a series of in-person trainings to support the residential building industry as they continue to deliver healthy and resilient homes to the market. Led by experts from Southface Energy Institute, these interactive classroom-based training sessions are held across the Ameren Missouri service territory as part of the **Residential Energy Code Support Program**, a multi-year program designed to increase energy efficiency and support code compliance. The curriculum covers topics such as: Basics of Building Science, 2009 - 2018 International Energy Conservation Code (IECC) Standards, 2016 Missouri Residential Building Energy Code Practices Study, and Best Practices for the Five Most Common Code Compliance Challenges in Missouri.



AmerenMissouriSavings.com/CodeSupport

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.



We're in the offering NAHB members up to \$1,000 business.



Every Year
Thousands
Save Millions

Put Your NAHB Membership to Work Now.

Money-saving discounts that benefit you, your business and your family. nahb.org/MA

NAHB
National Association
of Home Builders

Pocket
the SAVINGS

www.nahb.org/MA

Capital Installers, Inc.
 **DOUG DISTLER**
 AUTHORIZED DEALER
 3012 S. 10 Mile Drive
 Jefferson City, MO 65109
 573-893-4998

ECOWATER SYSTEMS®

 Joel & Pam Mietzner
636-3800

CMP GROUP, INC.

 Bob Krattli
 5216A Business 50 West
 Jefferson City, MO 65109
 p: 573.893.6661
 f: 573.893.6733
 cmp@cmpjc.com
 www.cmpjc.com
 Vanity Tops | Tubs | Shower Bases/Walls | Kitchens

JEFF HOELSCHER
 Cole County Eastern District
 Commissioner
jhoelscher@colecouny.org
573-634-9112 573-619-8299
 311 East High Street
 Jefferson City, MO 65101

Arts Pest Control

 Mike Bernskoetter
(573) 634-3299

STAMPED STAINS STENCILING
 TEXTURED RESURFACING NEW OR OLD
INCRETE SYSTEMS
CONCRETE DESIGN CONCEPTS
 "We Beautify Concrete"
 BEAU VOSS, Owner
 930 Wayside Road
 Centertown, MO 65023
 573-584-3897
 Cell 573-619-6458
 www.concretedesignconcepts.com

METAL CULVERTS INC.

 P.O. Box 330, 711 Heisinger Rd.
 Jefferson City, MO 65102
 Office: (573) 636-7312 Fax: (573) 634-8729
 www.metalculverts.com

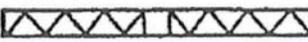
Hawthorn

132 E. High St. B A N K®
761-6100


 Colecountyconcrete.com
COLE COUNTY INDUSTRIES
 635-4101 *Ready Mixed Concrete*
 1405 Industrial Drive * Jefferson City, MO 65109

EquipmentShare.com

 (573) 299-5222 • info@equipmentshare.com
 "A Better Way To Rent!"


MID AMERICA TRUSS


STIEFERMAN HEATING CO., INC.

 ARLIN STIEFERMAN
 3526 Rock Ridge Road
 Jefferson City, MO 65109
 phone 573.635.3547
 cell 573.690.1186
PREMIER DEALER
LENNOX


 A Bank That's Good for You and Your Community Too!
MID AMERICA BANK
 573-635-0019
www.midambk.com

U.S. RENTS-IT
 RENTAL SALES SERVICE
 1513 Industrial Dr.-Box 125
 Jefferson City 65102
 Office
 1-800-324-4846 or (573) 635-6171
 Fax 573-635-7180


Central Bank
 Strong roots. Endless possibilities.™
 CENTRALBANK.NET | 634.1111 | MEMBER FDIC


 Construction Sites
 Picnics, Special Events
 Jason "Moon" Sullivan
 Mike L. Sullivan
 www.jobsitelife.com
 Fax: 573-893-7643 (573) 896-8665

Twehous Excavating Company, Inc.
 Excavating Contractor
 Specialized Heavy Hauling
 3514 Liberty Road
 Jefferson City, MO 65101
 Office: 573.395.4354
 Fax: 573.395.4280


MID-CITY LUMBER CO., LTD.

 118 Jaycee Dr.
 Jefferson City, MO


COLE COUNTY ABSTRACT & TITLE CO.
 ABSTRACTS
 TITLE INSURANCE
 ESCROW CLOSING
 240 E. High St.
 Jefferson City, MO 65101
 (573) 636-3214

Landmark Bank
 Jefferson City Home Mortgage Center

 From our roots in Iowa, thank you for your service. Come and see today about our Community Choice products that we have to offer as well as our great loans we offer to Veterans such as VA loans. Call us today for more financing details. Located at 2121 Franklin Ave. Jefferson City, MO


JEFFERSON BANK
 of Missouri
 jefferson-bank.com • 573-634-0800 • 700 Southwest Blvd

Dulle Overhead Doors Inc.

 2743 Merchants Dr.
 Jefferson City, MO (573) 893-2575
 344 Hwy. 42
 Kaiser, MO 65407
 (573) 348-4399
www.dulledoors.com

CENTRAL MISSOURI PROFESSIONAL SERVICES, INC.

 Engineering - Surveying
 Materials Testing
 (573) 634-3455

SCRUGGS LUMBER

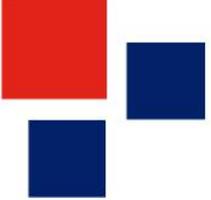

KEMPKER Heating & A/C LLC
573-893-8905
 2804 Forest Ridge Lane

Farmer's Concrete

 Jefferson City, MO
 P.O. Box 543 • 826 Stadium Blvd. West
 Jefferson City, MO 65102-0543
 Phone 573/636-7193 • Fax: 573/636-9520
 Build with Concrete

ServiceMASTER Restore

 Lisa Lehman
 President
 ServiceMaster Restoration
 Services by SERVPRO
 1221 Creek Trail Drive
 Jefferson City, MO 65109
 Office: 573-634-3601
 Mobile: 573-680-0077
 Email: lsa@saerody.net
 www.servicemasterbycity.com


MIDWEST BLOCK & BRICK
 A Midwest Products Group Co.

CAPITAL QUARRIES

 Quality Aggregates for the Construction Industry
(573) 634-4800

LOUIE R DELK CHIEF LENDING OFFICER

 3124 W Edgewood Dr.
 Jefferson City, MO 65109
 www.rccu.org
 ©-MOR: 1069@rccu.org
 Phone: 573-635-4185 • 222
 Cell: 573-680-5540
 Fax: 573-893-5556

spyder technologies

 Satellite TV - Internet - Security
573-644-7200
 SPYDERTECH.BIZ

LEGENDS BANK

 MEMBER FDIC
 130 E McCarty St, Jefferson City
 573-636-4193 • legendsbk.com