

Newsletter of the Home Builders Association of Central Missouri

# HBANews



May 2021

MAY MEMBERSHIP MEETING SPONSORED BY:



**DATE:** May 12th 2021

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

**PLACE:** Eagles on MO Blvd

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

**Cost:** \$15 per person

**Please RSVP by Noon on Monday May 10th**

**rachel@hbacentralmo.com**

**Program:**

**National Association of Home Builders- NAHB**

Samantha Davis, Association Operation Field Specialist, *at the National Association of Home Builders, will be providing an overview of your membership benefits with NAHB's Member Savings program found at*

*[www.nahb.org/savings](http://www.nahb.org/savings).*

# 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**

Nick Haslag

Adam Boessen

Tim Wilbers

Ryan Claspill

Jeff Hoelscher

Jim Hagenhoff

Angie Laughlin

HBA of MO Rep- Jason Otke

Executive Officer- Rachel Andrews

Administrative Assistant- Open

Political Consultant- Heath Clarkston

# Calendar of Events

**May 5th-** 11:30 BBQ Silent Auction  
Committee Chair Meeting

**May 11th -** 4pm HBA Board of  
Directors Meeting at the HBA office

**May 12th -** 6pm Membership  
Meeting at the Eagles on MO Blvd  
Sponsored by Riley Auto group

**June 9th-** 11am HBA Board of  
Directors meeting at Memorial Park

**June 9th-** 5pm HBA Annual Don  
Strope Memorial BBQ and Silent  
Auction

**October 20th** save the date Build  
My Future Central MO more info at  
<https://www.facebook.com/BuildMyFutureCentralMO>

## 2021 Permit Totals

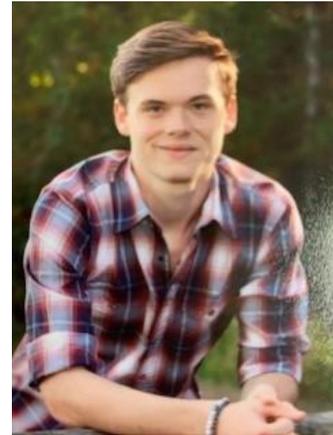
Permits Issued 2021					Permits Issued 2020					
Month	Single Family		Other		Month	Single Family		Other		
	City	Code County	City	Code County		City	Code County	City	Code County	
January	1		21	15	January	4	6	18	5	
February	2		27	17	February	5	8	15	5	
March					March	1	14	16	14	
April					April	1	59	35	29	
May					May	2	8	119	8	
June					June	4	17	107	17	
July					July	2	12	243	12	
August					August	1	20	172	2	
September					September	1	17	196	15	
October					October	2	6	103	12	
November					November	5	12	31	5	
December					December	1	8	59	7	
<b>Year to Date</b>	<b>22</b>	<b>80</b>	<b>3159</b>	<b>87</b>	<b>2357</b>	<b>28</b>	<b>127</b>	<b>2454</b>	<b>126</b>	<b>2742</b>

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

Photo  
not  
available



**Claire Ready**



**Tucker Bernskoetter**

**Clayton Holtmeyer**

The “HBA Scholarship Fund”, initiated in 2003, was established to encourage strong relationships between builders, local associations and local colleges. The HBA Scholarship program is aimed at expanding balanced educational opportunities at learning institutions by providing financial assistance to area students seeking careers in the building trades.

The Home Builders Association of Central Missouri proudly awarded their Spring 2021 Scholarships to Clayton Holtmeyer, Claire Ready and Tucker Bernskoetter during the May General Membership Meeting.

**Clayton Holtmeyer** is the son of Dale and Andrea Holtmeyer. Clayton is a senior at St Elizabeth High School and plans to attend State Technical College of Missouri this fall to pursue a degree in Heavy Equipment Operations and Civil Engineering .

**Claire Ready** is the daughter of Brice and Gwynn Ready. Claire is a senior at Blair Oaks High School and plans to attend State Technical College of Missouri majoring in Business Administration and Digital Marketing.

**Tucker Bernskotter** is the son of Shannon Siebeneck and Jay Bernskoetter. Tucker is a senior at Blair Oaks High School and will be attending State Technical College of Missouri this fall to obtain his degree in General Electricity.

Proceeds from the HBA Annual Silent Auction and from the HBA Home Show Raffle have made the HBA Scholarship Program possible.



**DON STROPE MEMORIAL  
BBQ/SILENT AUCTION  
WEDNESDAY, June 9th  
MEMORIAL PARK**

**Tickets \$15.00  
served from 5:30 -7:00pm**

**Pork steak & chicken dinner, beans, slaw, bread and cookie**

**Total # of Tickets \_\_\_\_\_ Total Cost \$ \_\_\_\_\_**

**PAYMENT:**  Check Enclosed      Invoice (6 or more tickets only, please)

Name of HBA Company \_\_\_\_\_

Contact Name \_\_\_\_\_

Contact Address \_\_\_\_\_

City, State & Zip Code \_\_\_\_\_

**REGISTRATION DEADLINE: MUST BE RECEIVED BY  
JUNE 4th 2021**

Please return completed form and payment to:

HBA of Central MO 1420 Creek Trail Drive Jefferson City, MO 65109

Phone: 635-6001, Fax: 632-6001

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

**TICKETS WILL BE MAILED TO THE ABOVE ADDRESS PRIOR  
TO THE BBQ IF RECEIVED**

**BY JUNE 4th**

**OTHERWISE PLEASE PICK UP AT HBA OFFICE OR AT BBQ**

**- NO CANCELLATIONS**

# Heartfelt Sympathy

Please Keep the Luebbering Family in your thoughts and prayers,  
Aloysius "AL" Louis Luebbering, past away, Monday, April 26, 2021

Al was the plant manager for Cole County Industries for over 40 years and brother  
to the late, Norbert Luebbering.

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## Housing Starts Up Sharply in March

Housing production rebounded in March as buyer demand remains solid due to low mortgage interest rates. Overall [housing starts](#) increased 19.4% to a seasonally adjusted annual rate of 1.74 million units, according to a report from HUD and the U.S. Census Bureau. This was the fastest pace for combined single-family and multifamily construction since June 2006.

The March reading of 1.74 million starts is the number of housing units builders would begin if development kept this pace for the next 12 months. Within this overall number, single-family starts increased 15.3% to a 1.24 million seasonally adjusted annual rate. When comparing the first quarter of 2021 to the first quarter of 2020, single-family starts are up 19.6%. The multifamily sector, which includes apartment buildings and condos, increased 30.8% to a 501,000 pace.

“Builder confidence remains strong, pointing to gains for single-family



construction in 2021,” said NAHB Chairman Chuck Fowke. “However, rising costs for most kinds of building materials continue to impede positive additional momentum in the market.”

On a regional basis compared to the previous month, combined single-family and multifamily starts are 64% higher in the Northeast, 122.8% higher in the Midwest, 13.5% higher in the South and 13.6% lower in the West. The gain in the Midwest is likely weather-related.

## Lumber Adds \$36K to Cost of New Home

Soaring lumber prices that have tripled over the past 12 months has caused the price of an average new [single-family home](#) to increase by \$35,872, according to new analysis by the NAHB Economics team. This lumber price hike has also added nearly \$13,000 to the market value of an average new multifamily home, which translates into households paying \$119 a month more to rent a new apartment. The latest Random Lengths prices as of the week ending on April 23 show the price of framing lumber near \$1,200 per thousand board feet – up nearly 250% since April 2020, when the price was roughly \$350 per thousand board feet.

## NAHB Puts Emphasis on Mental Health

NAHB has launched two new tools designed to identify and understand [mental health issues](#) before they become urgent. First is an online screening tool that enables members to take an anonymous self-assessment and, depending on the outcome, connect them with appropriate services to address mental health and/or addiction issues. Second is the JustFive NAHB portal, which helps members learn more about substance abuse disorder.

## DHS Approves Additional H-2B Visas

The Department of Homeland Security (DHS) has announced that it will issue an additional 22,000 H-2B [guest worker visas](#) over the coming months. Of these additional visas, 6,000 will be reserved for workers from El Salvador, Honduras and Guatemala.

Given the chronic labor shortages facing the home building industry, NAHB has been urging both Congress and DHS to expand the number of H-2B visas available each year.

## FEMA Releases Details On Risk Rating 2.0

The Federal Emergency Management Agency (FEMA) recently released new details outlining the implementation schedule for Risk Rating 2.0, an initiative to transform the National Flood Insurance Program (NFIP) to make it better reflect the actual risks properties face.

The new [Risk Rating 2.0](#) changes the way FEMA rates a property's flood risk and prices flood insurance.

## NAHB Spring Meetings Will Be Done Virtually

NAHB's Spring Leadership Meetings, taking place June 14-18, will again be conducted virtually.

Subcommittee sessions, and some select committees, will meet in advance of the Spring Leadership Meetings.

As the housing industry continues to face unprecedented challenges, including soaring lumber prices, these meetings are an important opportunity to connect with fellow members and receive important industry updates.

View a [tentative schedule](#).

## People View Housing as a Better Investment than Stocks

A recent study by the Federal Reserve Bank of New York found that most [households view housing](#) as a good investment compared to the stock market.

Asked to choose between investing in a rental property or the overall stock market, more than 50% of households recommended housing in all three administrations of the New York Fed survey, which was run in February 2020 (largely before the COVID-19 outbreak in the United States), October 2020 and February 2021.

Another question asks whether a young couple should buy a primary residence or

invest in the stock market and the preference for housing is much stronger in this response with more than 90% of the survey respondents choosing to buy a home.

In selecting housing as a better investment over stocks, most survey respondents cited “desired living environment and provides stability” and “housing prices less volatile” as their primary reasons.



## Who Are NAHB Builder Members?

NAHB’s recently published 2020 membership census reveals that the [typical builder member](#) today is a 57-year-old small business owner with a median number of five employees, a median five housing units started in 2020 and a median gross revenue of \$2.6 million.

More than six out of 10 NAHB builder members are single-family builders, according to the NAHB census.

Of the 37,595 builder members, 63% are single-family builders (spec/tract, custom, or general contracting), 22% are residential remodelers, 5% each are land developers and commercial builders, and 4% are multifamily builders. Fewer than 2% each are commercial remodelers and manufacturers of modular/paneled log homes.

## Remodeling Confidence Strong

NAHB released its Remodeling Market Index (RMI) in the first quarter of 2021, posting a reading of 86, up 38 points from the first quarter of 2020. The finding is a signal of residential remodelers’ confidence in their markets for projects of all sizes.

The [RMI survey](#) asks remodelers to rate five components of the remodeling market as “good,” “fair” or “poor.” The Current Conditions Index is an average of three of these components: the current market for large remodeling projects, moderately-sized projects and small projects. The Future Indicator Index is an average of the other two components: the current rate at which leads and inquiries are coming in and the current backlog of remodeling projects. Any number over 50 indicates that more remodelers view remodeling market conditions as good than poor.

## Northwestern Wins 2021 Solar Decathlon Residential Contest

The 2021 Solar Decathlon Design Challenge – a U.S. Department of Energy (DOE) collegiate competition that tasks students with designing low-carbon, high-performance buildings powered by renewable energy – marked the competition’s 19th year, with the first ever Virtual Village on the National Mall featuring nine builds with 3D renderings, diagrams and videos for each university’s project.

Of the 72 competing teams, representing 12 countries, Northwestern University was named the grand winner for the Residential Divisions and the University of Oregon was named the grand winner of the Commercial Divisions.

Northwestern University’s NuHome is a delicately balanced design that accounts for site challenges such as harsh winters and humid summers in Chicago, and a narrow footprint shaded by three-story buildings on both sides (making solar access more difficult for residential solar photovoltaics).

Despite these constraints, the student team was able to incorporate high-performance features such as a tight thermal envelope, highly efficient HVAC system, natural lighting and graywater reuse system. The design strategically reduces thermal bridging and effectively manages moisture (preventing mold and improving indoor air quality), and achieves



a remarkable EUI rating of 12 and a HERS score of -22.

As a proud sponsor of the Solar Decathlon, [NAHB congratulates](#) all the student teams and faculty for their hard work, innovative solutions, outstanding projects and, most of all, for leading the charge in the next generation of housing. See DOE’s press release for a full list of winners from this year’s competition.

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