

Newsletter of the Home Builders Association of Central Missouri

HBANews



July 2021

2021 HBA Don Strope Memorial BBQ & Silent Auction

Over three hundred and fifty people enjoyed "delicious" BBQ this year. A big THANK YOU goes out from **Ryan Schrimpf** and **Dick Lueckenhoff** and the HBA to the following who volunteered to be a part of the BBQ crew.

Jim Hagenhoff Scott Strope Brice Ready

Jason Gerling Dan Lewis Adam Boessen

Tom Suthoff Steve Knaebel

Tim Wilbers

We would also like to Thank **Christy Lyon**, Monarch Title Company and **Leanna Hagenhoff**, Tri-Tech Builders Inc. for stepping up again this year to be the Co-chairs for the Silent Auction.



With everyone's participation, the HBA's Silent Auction raised \$6,677. Twenty-one years ago, we started the silent auction in conjunction with the Annual BBQ as a way to fund the HBA of Central Missouri's Scholarship Fund. We appreciate all those who donated and bid on these donated items!

A big "THANK YOU" also goes to the following businesses who contributed to a successful BBQ & Silent Auction.

BBQ Grills Donated	Phil Thoenen & Sons Cabinets and Knapheide Truck Equipment Center
BBQ Cooks	Brice Ready (Ready Construction, L.L.C.), Jim Hagenhoff (Tri-Tech Builders), Tom Suthoff (Tom Suthoff Construction LLC), Dick Lueckenhoff (Lueckenhoff Brothers Construction), Ryan Schrimpf (Ryan Schrimpf Construction), Scott Strope (Mid America Truss), Jason Gerling (Midwest Block & Brick), Dan Lewis (Mid America Bank) and Adam Boessen (Scruggs Lumber Company)
BBQ Kitchen Clean-Up Crew	Leon Muenks (Leon Muenks Insulation LLC), Dane Wilson (Mid-City Lumber Co., LTD), Jim Hagenhoff (Tri-Tech Builders)
Beverages	Cole County Industries
EcoWater Systems	Water for BBQ
Silent Auction Table Volunteers	Hawthorn Bank
Photographer for BBQ/Silent Auction	Kristy DeBuhr (Imagemark Marketing & Advertising)
Registration/Ticket Sales Tent	Jim Butler Linn Chevrolet
Lunch for Board	Mid-City Lumber Co., LTD
Kitchen Coordinator for BBQ Sides	Tim Wilbers (Midwest Block & Brick)
Homemade Potato Chips	Steve Knaebel (Mid Missouri Surfaces)
Tables and Chairs	US Rents It
Sound System	The Entertainer

In addition, thanks to the sub-committees listed below who assisted with this year's event:

Solicited Auction Items	Christy Lyon (Monarch Title Company, Inc.), Leanna Hagenhoff (Tri-Tech Builders), Paul Sneller (DKB Designer Kitchens and Baths), Lisa Lehman (Servicemaster Restoration by Aerodry), Gwynn Ready (Legends Bank) and Rachel Andrews (HBA)
BBQ Tickets/Check-In	Lisa Lehman (Servicemaster Restoration by Aerodry) and Gwynn Ready (Legends Bank)
Distributed Wrist Bands/Checked IDs	Payton Bryan (Align Chiropractic Clinic)
Sold Gun Raffle Cards	Donna and Gary Viessman
Dinner Ticket Collector	Angie Laughlin (KOCC Custom Homes)

Thank you **HBA Board** for serving the BBQ food. Your assistance certainly kept the line moving quickly. And, last but not least, please take a moment to acknowledge the many Silent Auction donors noted on the enclosed list.

2021 HBA of Central Missouri Silent Auction

<u>Donor Name</u>	<u>Item</u>
Action Realty of JC	Crock Pot Fiesta Dipper
America Building Products	Fiberglass Entry Door
Anonymous	\$125 Bass Pro Gift Cards
Anonymous	\$75 Bass Pro Gift Cards
Anonymous	\$50 Bass Pro Gift Cards
Art's Pest Control	One Perimeter Pest Control Treatment within 20-mile radius of JC- \$120.00 Value and Art's Pest Control T-Shirt, size XL
Bandana's Bar-B-Q	Gift Box of Sauces & \$25.00 Gift Card
Best Fire	\$50 Gift Card
Big O Tires	1 Oil Change & \$20 off Alignment or Service
Big O Tires	1 Oil Change & \$20 off Alignment or Service
Blair Oaks	Cooler with Blair Oaks Spirit Items and 2 All Sports Passes 2021-2022
Bones Restaurant & Lounge	\$25.00 Gift Certificate
Brady's J.C. Glass & Paint	Decorative Mirror - \$145.00 Value
Capital Installers, Inc.	Certificate for One Liftmaster 8550WLB Belt Drive 7' Garage Door Operator- Material Only-\$350 Value
Capstone Surfaces	12-Pack Cooler
Carved In Stone, LLC	Stone Cutting Board
Central Bank	Insulated Bag Cooler with St. Louis Cardinals and Central Bank Items
Central Bank - Ashland	4 St. Louis Cardinals Tickets, 2 St. Louis Cardinals Jerseys & Misc. Items
Central Missouri Professional Services	
-Keith Brickey	3 Days, 2 Nights at Branson Condo Occupancy Limit - 6, \$260 Value
Central MO Turf Management	Pro-1 Lawn Fertilization Package Gift Certificate - \$225 Value
Cole County Abstract & Title Co.	Red Cardinal Park Bench
Cole County Commissioner- Enterprises-Kathy Hendrix	Certificate for a Custom Set of Cornhole Boards (no bags includes) - \$250 Value
Cole County Industries	3 Yards 6 Bag Mix Concrete, Cap & T-Shirt
Coleman Appliance	Induction 7pc. Professional Stainless Steel Cookware Set
DKB Designer Kitchens & Baths	Moen Kitchen Faucet - \$275 Value
Donna & Gary Viessman	Table Top Mist Fountain/Aroma Diffuser with Inline Control for a Room
Farmers Concrete Co., Inc.	3 Yards 6 Bag Mix Concrete & Cap
Fraternal Order of Eagles	Bottle of Grand Marnier Liqueur
Fraternal Order of Eagles	Woodford Reserve Kentucky Distillery Picture
Hawthorn Bank	\$100 Canterbury Hill Winery & Restaurant Gift Card
Helias Catholic High School	Family All Sports Pass for the 2021-2022 Season -\$200 Value
Howell & Sons Carpet	\$250 Certificate towards New Product
Imagemark Marketing & Adver.	\$100 Madison's Gift Certificate and Stainless Steel Cup
JC Industrial Supply	Milwaukee Red Stick Level - \$200 Value
JC Industrial Supply	100 pc. Impact Driver Bit Set - \$195 Value

JC Industrial Supply	Milwaukee Hole Dozer Saw Kit - \$160 Value
JC Industrial Supply	Milwaukee M12 Fuel 1.6 Gal. Wet/Dry Vacuum - \$129 Value
JC Industrial Supply	Milwaukee Packout Rolling Tool Box - \$129 Value
JC Industrial Supply	Milwaukee M18 175W Power Supply - \$99 Value
JC Industrial Supply	Milwaukee M18 Fuel 2-Tool Drive Combo Kit - \$399 Value
JC Industrial Supply	Milwaukee M12 Radio & Charger - \$119 Value
JC Industrial Supply	Husqvarna Handheld Blower - \$100 Value
Jefferson Bank	Cooler w/\$25.00 Schulte's Gift Card
Joe Machens Capital City Ford Lincoln	3 Lubes, 3 Oil Filter Changes & 3 Tire Rotations
Joe Schaeffer Associated Real Estate Group	Wild Turkey 101 & 2 Stainless Steel Cups
Knapheide Truck Equipment	Toolbox
Kwik Kar Wash	Five Free Basic Car Washes - \$50 Value
Kwik Kar Wash	Five Free Basic Car Washes - \$50 Value
LaBelle Cabinetry & Lighting	Pair of Decorative Lamps
Legends Bank	Cooler w/Chips, Salsa & Meat Sticks
Longfellow's Garden Center	\$50.00 Gift Certificate
Lowe's Home Improvement	5-Burner Gas Grill
Madison's Café	2-\$15.00 Gift Certificates
Martellaro Marble & Granite	Stone Serving Tray
Mid America Bank	Backpack Cooler with Swag
Mid Missouri Surfaces	Bubba Filet Knife & Fish Cleaning Board
Mis Missouri Surfaces	Fish Cleaning Board
Mid-City Lumber	Milwaukee Compact Brushless Combo -\$205 Value
Monarch Title Company, Inc.	\$50 Lottery Ticket Basket
Monarch Title Company, Inc.	\$75 Lottery Ticket Basket
Nu Way Concrete Forms Inc.	Crescent 170 pc. Professional Tool Set
Prez Award/Jason Otke -Dick Otke Construction Company	Pit Boss Pellet Smoker
Prison Brews	\$25.00 Gift Card
Redfield Golf and Country Club	2 Rounds of Golf 18 Holes w/Cart (Mon-Thurs after 12 noon)
Riley Chevrolet Buick GMC Cadillac	2 Oil Changes, 2 Car Washes & @ Alignment Checks
River City Florist	\$15.00 Gift Certificate
Scruggs Lumber	Milwaukee ¼" Impact Kit w/2 Batteries, Charger, Hard Case & Bit Kit
ServiceMaster Restoration Services by Aerodry	\$200 Gift Certificate towards Duct Cleaning
Stockman Stoneworks	Concrete Bench
Stockman Stoneworks	Concrete Bench
Thriftway Supermarket	6-12 oz. Ribeye Steaks & 4 lbs. Medium, Raw & Deveined, Shrimp
Turkey Creek Golf Center	2 Rounds of Golf, 18 Holes w/Cart
Twehous Excavating Co., Inc.	Twin Size Homemade Afghan (yellow, green & maroon)
US Rents It	\$150 Certificate towards Equipment Rental
Wallstreet Group	Cooler Bag of Goodies
YMCA (JC Area)	3 Month Family Membership - \$153 Value

Leadership List

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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

July 8th- 11:30 a.m. Golf Committee Meeting at Aerodry

July 14th- at 11:30 a.m. HBA BBQ Silent Auction follow up meeting at HBA office

July 15th- 2:00 p.m. HBA of Missouri Meeting via Zoom

No Meeting in July

August 10th- 4:00 p.m. HBA Board Meeting at the HBA office

August 11th- HBA Meeting or Cornhole Tournament - tentative

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

2021 Permit Totals

Permits Issued 2021

	Single Family		Other		
	City	Cole County	City	Cole County	
January	1	0	40	12	
February	2		17		
March					
April					
May					
June					
July					
August					
September					
October					
November					
December					
Year to Date	22	89	2159	87	2357

Permits Issued 2020

	Single Family		Other		
	City	Cole County	City	Cole County	
January	4	6	18	3	
February	1	4	15	3	
March	1	11	35	13	
April	1	20	420	20	
May	2	3	113	3	
June	0	17	447	17	
July	2	17	243	17	
August	1	0	223	0	
September	2	17	106	15	
October	2	6	110	12	
November	3	11	31	5	
December	3	8	55	7	
Year to Date	35	127	2454	126	2742

Click on spreadsheet for link to current permits

New Members

Dan Kolb

Kolb Construction

*Heartfelt
Sympathy*

Please keep the family of Art Rice in your prayers.

Art passed away on June 18. Art was a HBA Lifetime Member. He and Nancy were very active in the HBA until his illness.

New Home Sales in May Decline as Costs Rise

New home sales fell to the lowest pace in a year, with prices jumping 18% on a year-over-year basis, due to the high costs and uncertain availability of building materials, lots and labor. Sales of newly built, single-family homes fell 5.9% in May to a 769,000 seasonally adjusted annual rate, according to newly released data by HUD and the U.S. Census Bureau.

[The May number](#) follows significant downward revisions to the April estimate and previous months' readings.

Inventory remains low at a 5.1-month supply, with 330,000 new single-family homes for sale, 3.8% lower than May 2020. Supply-side challenges remain, with the count of new homes sold that had not started construction up 76% over the last year. The count of new homes sold that are completed and ready to occupy is down 33%.

The median sales price was \$374,400, up 18% from the \$317,100 median sales price posted a year earlier.



Entry-level buyers are being most affected by higher prices. One year ago, shares of sales priced below \$300,000 accounted for 44% of sales, while this May it has dropped to 26%.

Regionally on a year-to-date basis, new home sales rose in all four regions, up 48.7% in the Northeast, 33.5% in the Midwest, 32.3% in the South, and 5.6% in the West. These significant increases are due in part to lower sales volume during the COVID crisis a year ago.

Construction Exempt from COVID Rule

OSHA in June issued an emergency temporary standard with new enforceable requirements for employers to protect workers from COVID-19. But the new standard, which goes into effect immediately, will apply only to [workers in healthcare settings](#).

NAHB, through its partnership in the Construction Industry Safety Coalition, spent months educating OSHA officials about the nature of residential construction work and potential disease transmission. Those efforts were successful, as OSHA recognized that home building activities did not need to be included.

EPA Plans to Revise Definition of WOTUS

The EPA and Department of the Army (the agencies) have announced their intent to revise the definition of [“waters of the United States”](#) (WOTUS). EPA Administrator Michael Regan said on June 9 that the Navigable Waters Protection Rule (NWPR) enacted during the Trump administration to define WOTUS “is leading to significant environmental degradation.” NWPR remains in effect, for now. The federal rulemaking process typically takes more than a year to complete.

Biden Replaces FHFA Director

President Biden moved quickly to replace Federal Housing Finance Agency (FHFA) Director Mark Calabria after the U.S. Supreme Court ruled on June 23 that the FHFA director can be removed at will. Biden named Sandra L. Thompson as [Acting Director of FHFA](#).

Thompson has served as deputy director of FHFA’s Division of Housing Mission and Goals since 2013. She is likely to pursue the priorities of the Biden administration, such as improving racial equity and addressing climate-related risks.

NAHB Calls for More Domestic Lumber

Appearing at a recent forum conducted by Republican members of the House Natural Resources Committee and GOP members of the House Western Caucus, NAHB Chairman Chuck Fowke called on Congress to increase [domestic lumber production](#) from federal lands, both as a means to improve housing affordability and address the resilience of our national forests.

HUD Announces New Fair Housing Rule

The Department of Housing and Urban Development in June published an interim final rule that is a revised version of the Obama-era Affirmatively Furthering Fair Housing (AFFH) rule.

The [interim final rule](#) will go into effect on July 31, 2021, and HUD will take comments for 30 days after publication.

This 2021 version of the rule will not require local governments to report progress in identifying and addressing affordable housing barriers back to HUD as the Obama-era rule did.

Ruling Exempts NAHB Members from CDC Eviction Moratorium

A federal judge has reaffirmed that members of NAHB are exempt from the nationwide eviction moratorium imposed by the Centers for Disease and Control Prevention (CDC), but ruled that the exemption only applied to the plaintiffs in the case (including NAHB members) and not to all landlords nationwide.

So, although the judge would not grant relief to all landlords across the country, he did make clear the CDC's unlawful action does not apply to NAHB members. Since the case was brought in October 2020, the judge's ruling [protects all NAHB members](#)

who were members of the association dating back to last October.

Those who became new members of NAHB after October 2020 are not exempt under the court order.

NAHB brought the lawsuit against the CDC challenging the eviction moratorium in the federal district court in Ohio.



Mid-Year Economic Outlook

On the latest episode of NAHB's Housing Developments podcast, CEO Jerry Howard and guest host Senior Vice President of Communications Paul Lopez sit down with Chief Economist Robert Dietz to hear his [mid-year economic report](#).

Dietz offers his forecast for the rest of 2021 and advice to NAHB members regarding how to weather the upcoming "perfect storm" of high material prices, including the outlook for lumber supply and prices, as well as increased inflationary pressure, rising interest rates and growing regulatory challenges.

To view Dietz's outlook from the beginning of 2021 and see how his predictions held up in the first six months of the year, [click here](#).

FHA Alters Student Loan Formula

At NAHB's urging, the Federal Housing Administration in June updated its student loan monthly payment calculations to help improve access to affordable, single-family FHA-insured mortgage financing for credit-worthy individuals with [student loan debt](#).

Previously, FHA presumed a monthly payment of 1% of the outstanding student loan balance, which is almost always larger than the actual payment being made by the potential borrower. NAHB contended that the previous policy disqualified credit-worthy borrowers due to inflated debt-to-income ratios resulting in limited financing options or disqualifying borrowers entirely.

The new policy bases the monthly payment on the actual student loan payment, which is usually lower than the presumed payment under the previous formula.

July's Virtual Green Home Tour Features Universal Design

The featured home in the July edition of the Home Performance Counts: Virtual Green Home Tour Series is a showcase of green building and universal design.

The concepts of health, efficient energy use and aging in place are now passion points for many buyers. Built with indoor health in mind as well as the flexibility to age gracefully, this month's featured home blends the latest in modern living designs with contemporary and classic northwest architectural styles.

Located in the Urban Downs community of Ridgefield, Washington, the Gladstone has earned 2020 NGBS Green Certified Emerald level certification - the highest available - as well as the Wellness and Universal Design NGBS Green+ badges. Additional certifications include DOE Zero Energy Ready Home and EPA Indoor airPLUS.

This edition of the tour, which takes place July 15, will also feature a discussion with Jerud Martin, director of construction and owner of Urban NW Homes in Vancouver, Wash., and Ashley Moala, real estate broker with Cascade Sotheby's International Realty in Vancouver.

These free, 45-minute programs are held the third Thursday of each month and include a live Q&A with building and real estate professionals. [Register now](#) for access to the full Virtual Green Home Tour Series.



The Virtual Green Home Tour Series is produced by [Home Performance Counts](#), a joint effort of the National Association of Home Builders (NAHB) and the National Association of Realtors (NAR).

Registrants can access the replay for this event and others in the series through NAHB's [webinar replay library](#).

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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.



MEMBER SAVINGS PROGRAM

at a glance
nahb.org/savings

AUTO

COMPANY	SAVINGS	PRODUCTS	INFO
	Save \$500 per vehicle on select vehicles for retail customers. Save \$500 - \$1,000 per vehicle on select vehicles for fleet customers. Stackable with most national retail & fleet offers. NAHB member & household family eligible.	Chevrolet, Buick, GMC	nahb.org/gm
	Save between \$2,000 - \$9,500 per vehicle. Must be purchased in member's company name. NOT stackable with most national offers. Member's company eligible.	Nissan, Infiniti	nahb.org/nissan
	Save up to 30% off Avis PAY NOW rates when making a reservation with Avis Worldwide Discount (AWD) number 6572900.	Rental Cars	avis.com/nahb 800-331-1212 AWD #G572900
	Save up to 35% off Budget PAY NOW rates when making a reservation using Budget Customer Discount (BCD) number 2536900.	Rental Cars	budget.com/nahb 800-283-4387 BCD #Z536900
	Special discount on personal auto insurance.	Insurance	geico.com/disc/nahb 800-368-2734

BUILDING MATERIALS

COMPANY	SAVINGS	PRODUCTS	INFO
	Extra 2% off Lowe's Account Receivable or Business Account. FREE delivery of \$500 plus orders. 5% off at store using LAR or LBA.	Building Materials	lowesforpros.com/nahb 877-435-2440

SHOPPING & ENTERTAINMENT

COMPANY	SAVINGS	PRODUCTS	INFO
	MEMBER DEALS Up to 50% off.	Theme Parks, Movie Tickets, Concerts, Water Parks, Gift Cards	memberdeals.com/nahb/legim-1 (877) 579-1201
	SAM'S CLUB One-year membership for \$24.88.	Bulk Discount Retail	bit.ly/nahbsams (877) 579-1201
	HOTELPLANNER NAHB members can save up to 65% on hotel room rates at over 800,000 properties worldwide in more than 250 countries.	Hotels	nahb.hotelplanner.com 1-800-497-2175

NAHB members saved
over **\$29,000,000** last year!



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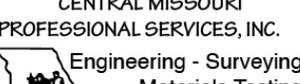
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