

Newsletter of the Home Builders Association of Central Missouri

# HBANews



August 2022



HBA Cornhole Tournament

August 10th at Apple Creek Farm

620 Murphy Ford Rd, Centertown

Tournament starts at 5:30 p.m.

Cost \$20

Dinner: Pulled Pork and sides

Please RSVP to the HBA office

If you want to come out and do not want to play the cost is \$10 for food please RSVP to the HBA Office at 635-6001 or email

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

# Leadership List

**President**

Brice Ready

**1st Vice President**

Lisa Lehman

**2nd Vice President**

Adam Boessen

**Secretary**

Nancy Gratz

**Treasurer**

Dan Lewis

**Past President**

Jason Otke

**Board Members**

Nick Haslag

Christy Lyon

Matt Kujath

Ryan Claspill

Jeff Hoelscher

Jim Hagenhoff

Angie Laughlin

HBA of MO Rep- Jason Otke

Executive Officer- Rachel Andrews

Administrative Assistant-

Political Consultant- Heath Clarkston

# Calendar of Events

**August 3rd 11:30-** Golf Committee meeting @HBA office

**August 3rd 4pm** Home Show Chairs to meet at Aerodry

**August 4th 11:30** Build My Future Central MO Committee to meet at Aerodry

**August 9th 4 Pm**-Board meeting at the HBA office

**August 10 5:30** Cornhole Tournament at Apple Creek Farm

**September 13 4pm** Board meeting at HBA office

**September 14 6pm** HBA membership meeting at Bones program Red Slipper Project sponsored by Haslag Landscape Design and Midwest Block and Brick



Permits Issued 2022

	Single-Family		Other	
	City	Code County	City	Code County
January	0	10	16	6
February	3	7	11	8
March				
April				
May				
June				
July				
August				
September				
October				
November				
December				
<b>Year to Date</b>	<b>3</b>	<b>17</b>	<b>27</b>	<b>14</b>

Permits Issued 2021

	Single-Family		Other	
	City	Code County	City	Code County
January	1	7	0	12
February	2	5	27	6
March	7	2	27	8
April	0	15	109	16
May	7	9	24	7
June	4	13	43	16
July	1	10	31	7
August	1	11	36	9
September	2	8	56	7
October	2	15	34	12
November	0	10	43	6
December	0	12	27	0
<b>Year to Date</b>	<b>31</b>	<b>119</b>	<b>606</b>	<b>108</b>

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

# 28th ANNUAL HBA GOLF TOURNAMENT

REDFIELD GOLF & COUNTRY CLUB  
THURSDAY, SEPTEMBER 22, 2022 4 PERSON SCRAMBLE



**Tournament Schedule:**  
**Tee time 11:30am**  
**Lunch 10:30am - 11:30am**

**ENTRY FEES: \$125/PERSON \$500/TEAM \$\_\_\_\_\_**

**Mulligans, Buy up hole and Launcher included in the Price**

**EACH TEAM MUST INCLUDE AT LEAST ONE HBA MEMBER**

**Main Contact** \_\_\_\_\_

**Company** \_\_\_\_\_

**Phone** \_\_\_\_\_ **Email** \_\_\_\_\_

**Golfer #1** \_\_\_\_\_

**Golfer #2** \_\_\_\_\_

**Golfer #3** \_\_\_\_\_

**Golfer #4** \_\_\_\_\_

MAKE CHECKS PAYABLE TO: HBA GOLF  
SEND CHECKS TO: 1420 CREEK TRAIL DRIVE  
JEFFERSON CITY, MO 65109

PH. 635-6001

FAX 632-6001

Credit card and Venmo excepted please email [rachel@hbacentralmo.com](mailto:rachel@hbacentralmo.com) for venmo info

**PLEASE NOTE: PAYMENT MUST BE RECEIVED WITH YOUR  
REGISTRATION FORM YOUR TEAM IS NOT  
REGISTERED UNTIL PAYMENT IS RECEIVED**



# build

my future

PLEASE JOIN US IN  
CENTRAL MO

CONSTRUCTION CAREER DAY & INDUSTRY SHOWCASE

GIVING STUDENTS THE OPPORTUNITY TO  
SPEND A DAY IN THE CONSTRUCTION INDUSTRY  
THROUGH AN INTERACTIVE SHOWCASE



**OCTOBER 18, 2022**

**9:00 am - 2:00 pm**

**JEFFERSON CITY JAYCEES FAIRGROUNDS**

1445 FAIRGROUNDS RD., JEFFERSON CITY, MO

**EXHIBITOR SETUP: MONDAY, OCTOBER 17**

Large displays will be scheduled in the morning with smaller displays filling in later in the day.

Final setup is allowed 7:00 am - 8:30 am on event day, but all exhibits must be set up no later than 8:30 am.

**EXHIBIT FAVORITES INCLUDE:**

- ➔ CARPENTRY
- ➔ CONCRETE/ASPHALT MIX
- ➔ HEAVY EQUIPMENT
- ➔ SURVEYING
- ➔ WELDING
- ➔ AND MUCH MORE!



FIND US ON  
FACEBOOK

**EVENT CONTACT:**

Charlyce Ruth  
417.425.3390 cruth@gcsmo.org



# SPONSORSHIP BENEFITS

APPRENTICE  
\$500

JOURNEYMAN  
\$1,000

MASTER  
\$2,500

PROGRAM  
\$5,000

## PRE-EVENT RECOGNITION

- Social Media Promotion (As Part of a Group)
- Social Media Promotion (Individually)
- Name in Social Media

## EVENT PACKAGE

- Name on Back of Student T-shirt
- Logo on Back of Student T-shirt
- Business Name in Social Media
- Booth Space Available at Event
- Space for Company Provided Banner (Size Restrictions)

## POST-EVENT RECOGNITION

- Logo on Eblast to Schools

To purchase a sponsorship package, please mail a check payable to AGC of Missouri Education Foundation, 6330 Knox Industrial Dr. Suite 200, St. Louis, MO 63139. Please contact Charlyce Ruth at 417.425.3390 or Rachel Andrews at 573.635.6001 with questions regarding the event or additional sponsorship opportunities.

## Build My Future Central MO October 18th 2022

On pages 4 and 5 is the information for the Build My Future event to be held at Jaycee Fairgrounds on October 18th 2022. This is a great way to engage with future employees. Last year we had 800 students attend. This year we already have 200 students signed up and the school year hasn't even started, so we hope to have around 1500 students this year. The vendors had very positive feedback after the last year's event and one builder gained an apprentice in which this student received one of the 4 Scholarships the HBA gave out this past May. Below is the link to the video that was made of the 2021 Build My Future Central MO. Please contact the HBA Office or Charlyce Ruth -AGC MO if interested in being a vendor or sponsor

<https://www.youtube.com/watch?v=TH8TfQIsWfw>

---

## Single-Family Starts Fall to Two-Year Low

Increased interest rates, building material supply chain bottlenecks and elevated construction costs continue to put a damper on the single-family housing market. For the first time since June 2020, both **single-family starts** and permits fell below a 1 million annual pace.

Overall housing starts fell 2.0% to a seasonally adjusted annual rate of 1.56 million units in June from an upwardly revised reading the previous month, according to a report from the U.S. Department of Housing and Urban Development and the U.S. Census Bureau.

The June reading of 1.56 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 decreased 8.1% to a 982,000 seasonally adjusted annual rate. This is the lowest single-family starts pace since June 2020. The multifamily sector, which includes apartment buildings and



condos, increased 10.3% to an annualized 577,000 pace.

On a regional and year-to-date basis, combined single-family and multifamily starts are 4.4% lower in the Northeast, 4.7% higher in the Midwest, 11.1% higher in the South and 0.4% lower in the West.

Overall permits decreased 0.6% to a 1.69 million unit annualized rate in June. Single-family permits decreased 8.0% to a 967,000 unit rate. Multifamily permits increased 11.5% to an annualized 718,000 pace.

## Lumber Adds \$14K to New Home Price

Lumber prices have been volatile since April 2020, hitting record highs while also experiencing periods of substantial declines. Between April 2020 and July 2022, [softwood lumber prices](#) have increased enough to add \$14,345 to the price of an average new single-family home, and \$5,511 to the market value of an average new multifamily home, according to NAHB's latest estimates. Based on July 1 Random Lengths prices, the costs have risen to \$29,407 for the softwood lumber products in an average single-family home, and \$10,734 for the products in an average multifamily home.

## Apply Now for NAHB Awards

NAHB Industry Awards are OPEN! Each year, NAHB recognizes the best of the best in our industry. Our prestigious awards celebrate, honor and recognize excellence. As an award winner, the spotlight shines on your business with year-long promotion. So, gather your photos and write descriptions of your stellar projects. Shout out your biggest accomplishments and get the recognition you deserve! [Find the award program](#) that's right for your business and enter.

## NAHB Offers Cybersecurity Resources

NAHB recently launched data privacy and cybersecurity resources to educate members on the risks associated with the modern technology environment. Business owners need to be more proactive about identifying ways to protect their business and customer data from cyber threats.

Developed with assistance from Philip R. Stein, Esq. of Bilzin Sumberg, [the resources](#) include a guide, Cybersecurity – What You Need to Know, a Cybersecurity Assessment and Checklist and Sample Data Security Clauses for Vendor Contracts.

## Make Plans to Attend Building Systems Summit

Make plans to attend the Building Systems Housing Summit in Atlanta, Ga., Sept. 18-20, 2022.

[The summit is the premier conference](#) dedicated to offsite construction and provides the opportunity to meet, learn from, and interact with prominent and influential members of the building systems industry.

Top modular, panelized, concrete, log and timber home manufacturers and builders will connect with suppliers from all over the country to network and participate in educational programs.

## OSHA to Emphasize Excavation Safety

OSHA has announced that its inspectors and enforcement staff will "consider every available tool at the agency's disposal" – including criminal referrals – to help stem a dramatic spike in deaths from trenching and excavation accidents. In the first half of this year, 22 workers have died in trenching accidents compared to just 15 in the entire year 2021.

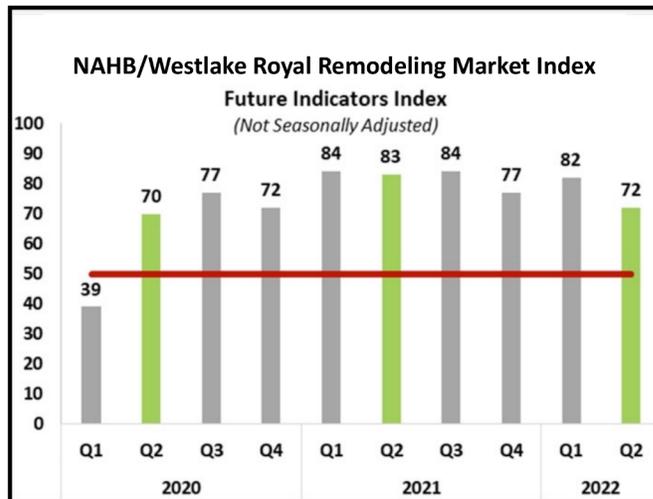
NAHB has a video toolbox talk builders can use to present to their workers and subcontractors, and additional resources in the [NAHB Trenching and Excavation Toolkit](#).

## Confidence in Remodeling Market Falters in 2nd Quarter

The National Association of Home Builders (NAHB) has released its [NAHB/Westlake Royal Remodeling Market Index \(RMI\)](#) for the second quarter, posting a reading of 77, a 10-point decline compared to the second quarter of 2021.

The NAHB/Westlake Royal RMI survey asks remodelers to rate five components of the remodeling market as “good,” “fair” or “poor.” Each question is measured on a scale from 0 to 100, where an index number above 50 indicates that a higher share view conditions as good than poor.

The Current Conditions Index is an average of three components: the current market for large remodeling projects,



moderately-sized projects and small projects. The Future Indicators Index (see above) is an average of two components: the current backlog of remodeling projects and the current rate at which leads and inquiries are coming in.

## Legal Victory in Connecticut

A Connecticut court decision has resulted in a win for NAHB members in the state and a blow to NIMBY opposition. NAHB last year filed an amicus brief with the Connecticut Supreme Court in the case of *International Investors v. Town Plan and Zoning Commission of the Town of Fairfield*. The issue in the case was whether the Town of Fairfield legally extended the time for the developer, Fairfield Commons, to complete the project.

The [court ruled for Fairfield Commons](#). It found that special permits and site plans are bound together. A town cannot condition a special permit with a due date before the statutory due date provided for site plans. The ruling maintains predictability for development in the state.

## FHA Extends Appraisal Validity

The Federal Housing Administration (FHA) recently published revised appraisal validity guidance that extends the initial appraisal validity period from 120 days to 180 days and the appraisal update validity period from 240 days to one year for Single Family Title II mortgage programs.

The appraisal validity period establishes the maximum time an appraisal report may be used for an FHA-insured mortgage. [These changes](#) align FHA appraisal validity periods with industry practices, making it easier for lenders to manage appraisal validity while potentially reducing appraisal costs for mortgagees and ultimately, borrowers seeking FHA-insured mortgage financing. The guidance applies to case numbers assigned on or after June 1, 2022.

# Supreme Court's EPA Ruling Has Broad Implications

The Supreme Court's recent decision in the case of West Virginia et al v. EPA et al could have a significant impact on federal agencies' ability to expand regulations beyond the authority granted by Congress.

**The court voted 6-3** to restrict the ability of the EPA to regulate carbon emissions. Writing for the majority, Chief Justice John Roberts wrote that the EPA exceeded the authority of the Clean Air Act when it promulgated the Clean Power Plan (CPP) during the Obama administration.

The decision's main relevance for NAHB is its discussion of an administrative law principle, the "major questions doctrine."

The major questions doctrine holds that unless Congress clearly states its intent for a federal agency to exercise its authority to

regulate an issue, courts must reject the agency's approach.

The EPA will not be able to establish a similar rule affecting NAHB members through demand-side efficiency requirements.

The Court's application of the major questions doctrine in this case will help NAHB and its advocacy on behalf of members in cases where an agency attempts to create new regulatory programs that depart significantly from statute.



DO  
**BUSINESS**  
WITH AN  
NAHB  
MEMBER.

Members Save Millions  
Start saving at [nahb.org/savings](http://nahb.org/savings)



# 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.



**NAHB**  
National Association  
of Home Builders

**NAHB Member SAVINGS**  
Put your membership to work.

Exclusive discounts that benefit you,  
your business and your family  
[nahb.org/Savings](http://nahb.org/Savings)



GENERAL MOTORS FLEET

**AVIS**  **Budget**  **PRO** **Heartland**

**Office DEPOT** **HotelPlanner**  **houzz PRO**

**RingCentral**     **NAHB IBS**



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

**ECOWATER SYSTEMS**  
  
 Adam & Lydia  
 636-3800

  
 Monarch Title Company, Inc.  
 "Service with Distinction"  
 www.monarchtitle.com  
 Christy Lyon Branch Manager  
 305 E McCarty, Suite 300 Phone: 573-556-6214  
 Jefferson City, MO 65101 Cell: 573-721-0452  
 Christy@monarchtitle.com Fax: 573-556-6236

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

  
**Mike Bernskoetter**  
 (573) 634-3299

STAMPED STAINS STENCILING  
 TEXTURED RESURFACING NEW OR OLD  
  
**CONCRETE DESIGN CONCEPTS**  
 "We Beautify Concrete"  
 BEAU VOSS, Owner  
 930 Wayside Road 573-584-3897  
 Centertown, MO 65023 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 BANK**  
 132 E. HIGH ST.  
 573.761.6100

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

**CAPITAL MALL**  
  
 capitalmall.com

  
**MID AMERICA TRUSS**

**STIEFERMAN**  
 ARLIN STIEFERMAN HEATING CO., INC.  
 3526 Rock Ridge Road  
 Jefferson City, MO 65109  
 phone 573.635.3547  
 cell 573.690.1186  
 Dave Lennox PREMIER DEALER  
 LENNIX

**MID AMERICA BANK**  
 Member FDIC 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  
 Fax: 573-893-7643 (573) 896-8665

**Twehous Excavating Company, Inc.**  
 Excavating Contractor  
 Specialized Heavy Hauling  
 8514 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

Design • Install • Maintain • Renovate  
  
 Wide Range Landscape Construction  
 All Locally Sourced Products  
 573-301-9464 • HASLAGLANDSCAPE.COM

**JEFFERSON BANK** there's more.  
 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

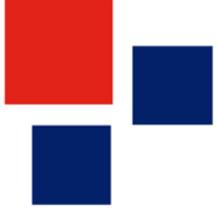
**CENTRAL MISSOURI PROFESSIONAL SERVICES, INC.**  
  
 Engineering - Surveying  
 Materials Testing  
 (573) 634-3455

**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 AERODRY  
 1221 Creek Trail Drive  
 Jefferson City, MO 65109  
 Office: 573-634-3651  
 Mobile: 573-660-0677  
 Email: lisa@aerodry.net  
 www.servicemasterbyaerodry.com



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

**River Region CREDIT UNION**  
 Lisa Wolken  
 VP of Real Estate Loan Origination  
 NMLS: 673312  
 lwo@rrcu.org  
 main: 573-635-4385 ext. 5045  
 fax: 806-334-4248  
 3124 W Edgewood Dr  
 Jefferson City, MO 65109  
 rrcu.org

**spyder technologies**  
 Satellite TV - Internet - Security  
 573-644-7200  
 SPYDERTECH.BIZ

**MIDWEST BLOCK & BRICK**  
 A Midwest Products Group Co.

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

**TRIPLE SUN GRAPHICS LLC**  
 CUSTOM GRAPHICS & SIGNS  
 TripleSunGraphics.com  
 573.230.5232 • SIGNS • WRAPS • BANNERS  
 TripleSunGraphics@gmail.com

**MEEKS THE BUILDER'S CHOICE**  
 A Division of U.S.  
 1750 SOUTHRIDGE JC MO 65109 573.636.8165

  
**Joe Schaefer**  
 BROKERS/SALLES  
 Phone: 573-632-8503  
 Cell/Text: 573-619-5157  
 joe@joeschaefer.com  
 www.JoeSchaefer.com  
**ASSOCIATED REAL ESTATE GROUP**  
 DOING THE NUMBERS 3218 W. Edgewood Dr., Ste. 1000  
 Jefferson City, MO 65109