

The Tool Box



October 2024

Anticipated Rate Cut Slows August New Home Sales

Expectations of the Federal Reserve beginning the first in a series of rate reductions kept potential home buyers in a holding pattern in August.

Sales of [newly built, single-family homes](#) in August fell 4.7% after an unusually strong July, according to newly released data from HUD and the U.S. Census Bureau. August new home sales registered a 716,000 seasonally adjusted annual rate, after an upwardly revised estimate of 751,000 for July. Despite the slip in August, the three-month moving average for new home sales is at its highest level since March of 2022. New home sales are up 4% on a year-to-date basis through August.

A new home sale occurs when a sales contract is signed, or a deposit is accepted. The home can be in any stage of construction: not yet started, under construction or completed. In addition to adjusting for seasonal effects, the August reading of



716,000 units is the number of homes that would sell if this pace continued for the next 12 months.

New single-family home inventory increased 1.7% to 467,000 in August, a 7.8 months' supply at the current sales pace. Completed

Completed, ready to occupy inventory increased to 105,000 homes, which is the highest level since 2009.

Median new home price fell back to \$420,600, down 4.6% from a year ago due to builder price incentives amid multi-decade highs for housing affordability challenges. The Census data reveals a gain for new home sales priced below \$300,000, which made up 18% of new home sales in August compared to 12% a year ago.

Regionally, on a year-to-date basis, new home sales are up in all four regions, rising 2.1% in the Northeast, 21.9% in the Midwest, 0.8% in the South and 4.7% in the West.

Navigating Mechanics Liens



*Protect Your Business Interests
and Avoid Waiving Your Rights*

Understanding mechanics liens is crucial for business protection. Join us along with featured speaker, [Anthony Osborn](#) of Gehling Osborn Law Firm, PLC, for essential information on how to safeguard your interests and avoid waiving rights that could impact your project's financial stability and legal standing in the industry.

General Membership Meeting

October 17th at HBA Office

- Networking: 6:00 PM
- Dinner Served: 6:30 PM
 - Cost \$15 Includes Meal & Drink
- Board Elections: 6:45 PM
- Program: 7:00 PM

RSVP by October 14th for Meal



Gehling • Osborn
LAW FIRM PLC



712-255-3852



office@siouxlandhba.com

RIBA Gets \$1.6 Million DOE Grant

The Rhode Island Office of Energy Resources and the Rhode Island Builders Association (RIBA) have received a \$1.6 million grant from the U.S. DOE to provide energy code training to home builders, building inspectors, designers, and construction trades professionals in the state.

[RIBA will focus](#) on training home building professionals on the new state energy code using materials developed through a partnership with NAHB. The new state code is based on the 2024 International Energy Conservation Code (IECC).

NAHB Seeks Feedback on Heat Rule

OSHA in August published [a proposed rule](#) to establish the first federal standard for preventing heat-related injuries and illnesses in work settings. If finalized, the standard would apply to all employers conducting outdoor and indoor work in all general industry, construction, maritime and agriculture sectors, with some exceptions. NAHB has prepared a summary of the proposal.

OSHA is allowing the public to submit feedback in response to the proposal until Dec. 30. NAHB is asking members to provide feedback on the rule.

NFIP Extended through Dec. 20

With the National Flood Insurance Program and federal government just days away from shutting down, Congress recently approved legislation to extend current federal government funding levels through Dec. 20. The legislation also [extends authorization](#) of the NFIP through Dec. 20. NAHB will continue to work 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.

Attend IBS 2025 and See 'More' at TNAH

The New American Home 2025 could be summarized into one word: More. The flagship exhibit of next year's International Builders' Show (IBS) will feature more levels, more openness and even more of the latest innovations in residential construction. An [expansive living space](#) of 9,423 total square feet will include five bedrooms, two of which are located on a second level where there is also will include five bedrooms and a large multipurpose game room. Other features include an interior courtyard, an in-law/guest casita, two garages (a three-car and a two-car), and an 800-square-foot underground wine cellar and lounge.

IBS Takes place Feb. 25-27, 2025 in Las Vegas. Learn more and register at [BuildersShow.com](#).

Apply Now for an NAHB Committee or Council Board

NAHB relies on volunteer leaders to provide their knowledge and guidance to develop policy to support the home building industry. Members interested in serving the housing industry are encouraged to apply to one of NAHB's [committees or council](#) board of trustees for the 2025 leadership year. If you're interested, make sure your membership is in good standing. The application deadline is Nov. 10, 2024.

Leadership List

President- Jeremy Boatman

1st Vice President- Andy Hovey

2nd Vice President- Doyle Van Dyke

Past President- Bruce Kalin

Secretary- Laurie Baldwin

Treasurer- Aaron Gehling

Senior Life National Delegates

Gary Roan, Dan Moos

Life National Delegates

Willie Delfs, John Gunia

National Delegates

Darrel Bullock, Andy Hovey

State Directors

Darrel Bullock, Andy Hovey, Bart Holles

State Alternate Directors

Jerome Reicks III, Bob Wilcke

HBA Directors At Large

Terry Bernhardt, Todd Hagaman,
Dustin Estochen, Callin Cummings,
Drew Lahn, Joe Conley, Steve
Struthers, Ashley Feste, Lorn Rogge

Appointed Advisor-Anthony Osborn

Executive Officer- Terri Schelm

Calendar of Events

October:

- 10-15 PWB Meeting 5 PM
- 10-16 Board of Directors Meeting
- 10-17 General Membership Meeting & Elections

November:

- 11/13 - State of Iowa Board Meeting
- 11/15 - Annual Awards Banquet
- 11/20 - Board of Directors Meeting
- 11/28 - 11/29 *Office Closed*

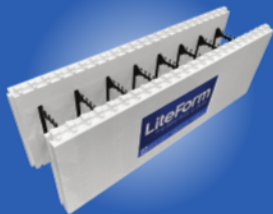
December:

- 12/13- Annual Holiday Party
- 12/18 -Board of Directors Meeting
- 12/24 + 12/25 *Office Closed*

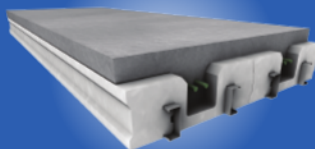
For the latest updates, follow us on [Facebook](#) or view our website [Calendar of Events](#)



NOTHING BEATS THE EFFICIENCY AND STRENGTH OF A LITEFORM HOME



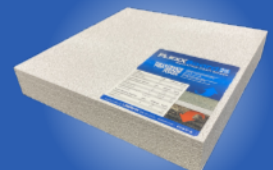
LiteForm® ICF



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FLEXXBoard²⁵
INSULATING FOAM BOARD



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Who Are NAHB's Associate Members?

NAHB's Associate members grossed an all-time high in average revenue in 2023, besting 2021's record of \$2.86 million by \$140,000, according to NAHB's annual census of members. The \$3 million average reflects the booming success that Associate members across the Federation saw last year.



contribute to the development of green/sustainable homes.

The typical Associate member employs 12 people, which ties last year's all-time high.

The census also detailed the businesses in which Associate members work. The most prevalent business is sub-contracting/specialty trade

contracting at 45% of all Associate members, up 4% from a year ago. The next-largest segments include professional specialties (11%), retail dealerships/distributorships (10%), financial services (8%) and wholesale dealerships/distributorships (5%).

Other [highlights from the census](#) include:

Associate members account for approximately 65% of NAHB's membership. 39% of Associate members say they

Codes Plan Worries Multifamily

Many multifamily housing developers are concerned about plans by the Biden administration to mandate all new homes to be built to the latest energy codes as a requirement for certain federal home loan programs, according to a new survey.

[HUD and the USDA](#) said earlier this year they would require all HUD- and USDA-financed new single-family construction housing to be built to the 2021 International Energy Conservation Code (IECC) and HUD-financed multifamily housing be built to 2021 IECC or ASHRAE 90.1-2019 standard, the commercial energy code used by larger multifamily buildings.

IBS Sustainability Scholarship

The NAHB IBS Sustainability and Green Building Scholarship aims to provide emerging green builders exposure to the world of high-performance homes and help them to jump-start their professional journey by attending the International Builders' Show (IBS).

The [scholarship is available](#) to young professionals and emerging green builders between the ages of 25 and 35 to attend the 2025 IBS in Las Vegas, Feb. 25-27.

Scholarship recipients will receive \$1,800 for travel expenses and full registration to maximize their IBS experience. Applications are due Nov. 18.



NAHB Spike Club

To become a Spike, you must earn at least six credits. The best way to earn credits is to recruit a new member to the Federation. You can also earn credits for renewals and recruiting new NAHB Council members. You can earn:

- 1 credit for each new builder or associate member you recruit
- 1 credit on the first anniversary of each new member you recruited
- ½ of a credit for each anniversary that follows for each of those members
- ½ of a credit for recruiting council members to their local association

Spike Levels

- Candidate = < 6 Credits
- Spike Members = 6-24 Credits
- Life Spike = 25-49 Credits
- Green Spike = 50-99 Credits
- Red Spike = 100 -149 Credits
- Royal Spike = 150-249 Credits
- Super Spike = 250-499 Credits
- Statesman Spike = 500-999 Credits
- Grand Spike = 1000 Credits
- All Time Big Spike = 1500 Credits

Super Spikes

Earl Miller – 386.75
Dennis Nelson – 368.50
Kevin Small – 330.00
Dan Moos – 314.00
Gary Roan – 274.00

Royal Spikes

Pat Boeshart – 235.00
Willie Delfs – 231.00
Rich Callahan – 224.00
Duane Vanderplas – 207.50
Tim Swanson - 195.00
Terry Bernhardt – 155.00
Mark Meis – 151.75

Red Spike

Gary Johnson – 145.50
Mark Protexter – 143.50
John Gunia – 138.50
Darrel Bullock – 126.00
Jim Wolcott – 105.00

Green Spikes

Todd Hagaman – 92.75
John Hall – 78.50
Steve Struthers – 77.00
Mike Clausen – 53.50
Tim Bauer – 51.00

Life Spikes

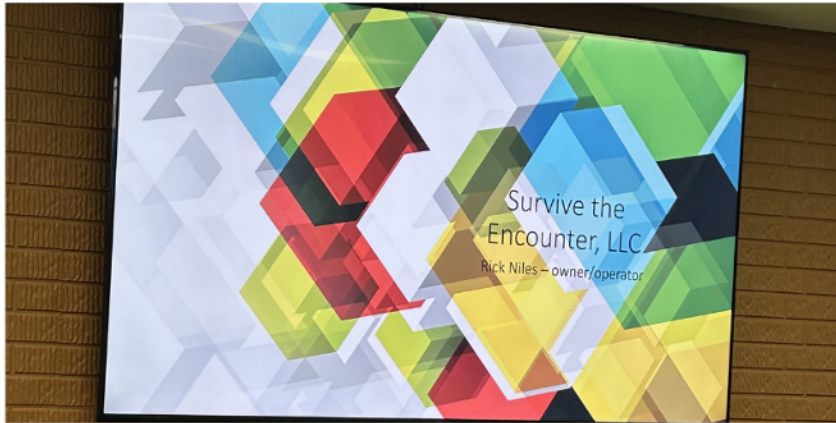
Larry DeBuse – 42.00
Bob Wilcke – 34.00
Lorn Rogge – 26.75
Doug Conrad- 25.00

Spike Members

Bruce Kalin – 24.50
Nancy Moos – 16.50
Doyle Van Dyke – 16.50
Jody Reich – 12.50
Sandy Boeshart – 11.75
Becky Chicoine – 11.50
Sue Wolcott – 9.75
Damon Lutz – 9.50
Dave Gill – 9.50
Matt Jaminet – 9.00
Doug Wollworth – 8.00
Jeremy Boatman - 7.50
Jerome Reicks III – 7.00
Andy Hovey - 7.00
Jason Schrunk – 6.50
Chad Ingle - 6.00*

* = New Rank

SEPTEMBER GMM



WOTUS Rule Hurts Affordability, NAHB Tells Congress

The Biden administration's interpretation of the waters of the United States (WOTUS) rule has muddied the regulatory process and exacerbated the housing affordability crisis, [NAHB recently told Congress](#).



Vince Messerly, Streams and Wetlands Foundation

stiff-armed on implementation guidance," Vince Messerly, president of the Streams and Wetlands Foundation, a non-profit wetlands mitigation bank based in Ohio, testified before a congressional panel.

As a mitigation banker working in partnership with home builders to navigate the Clean Water Act's Section 404

The Supreme Court last year issued a decision in Sackett v. Environmental Protection

Agency (EPA) that redefined the scope of the Clean Water Act and compelled the EPA and the U.S. Army Corps of Engineers to provide additional regulatory guidance for builders and developers.

"The federal agencies are not faithfully adhering to the Supreme Court's holdings, and the regulated public has been

permitting process, Messerly told lawmakers that uncertainties and delays in permitting are increasing housing costs and causing developers and builders to abandon projects at a time when more housing is desperately needed to address America's affordability challenges.



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Member



NAHB Professional
Women in Building

CALLING ALL WOMEN IN BUILDING:

Are you passionate about the building industry and want to connect with like-minded professionals? If so, we invite you to join our chapter of the Professional Women in Building community. **Click here** or email us at office@siouxlandhba.com for an application.

Accomplishment to share? Send it to office@siouxlandhba.com!

*Keep up to date on all things PWB on our **Facebook Page!***

Celebrating Siouxland Women's Accomplishments:

Congratulations

**Charese Yanney,
Guarentee Roofing**

2024 W. Edwards Deming
Business Leadership & Entrepreneurial Excellence Award



Member



NAHB Professional Women in Building

Mark Your Calendar: Decorating for Festival of Trees is coming up on November 21st!



2024 YEAR-TO-DATE BUILDING PERMIT ACTIVITY

	Sioux City, IA		So. Sioux City, NE	
Single Family: New	39	\$10,726,592.00	20	\$5,995,325.00
Addition/Remod	24	\$599,977.00	31	\$561,133.00
Repair/Replace	0	\$0.00	9	\$93,558.49
Demolition	1	\$6,085.00	4	\$0.00
Move	0	\$0.00	0	\$0.00
Two Family: New	0	\$0.00	1	\$331,000.00
Addition/Remod	0	\$0.00	0	\$0.00
Repair/Replace	0	\$0.00	0	\$0.00
Demolition	0	\$0.00	0	\$0.00
Multi-Family: New	0	\$0.00	0	\$0.00
Addition/Remod	0	\$0.00	0	\$0.00
Repair/Replace	0	\$0.00	0	\$0.00
Demolition	0	\$0.00	0	\$0.00
Garages: New	21	\$544,414.00	9	\$254,616.00
Addition/Remod	0	\$0.00	2	\$2,000.00
Repair/Replace	0	\$0.00	1	\$12,000.00
Demolition	0	\$0.00	0	\$0.00
Move	0	\$0.00	0	\$0.00
Residential Other: New	128	\$13,652,126.00	3	\$1,007,000.00
Addition/Remod	50	\$1,328,330.00	2	\$1,498.00
Repair/Replace	0	\$0.00	1	\$5,012.77
Demolition	0	\$0.00	0	\$0.00
Move	0	\$0.00	0	\$0.00
Non-Resi Other: New	12	\$405,300.00	1	\$75,000.00
Addition/Remod	0	\$0.00	0	\$0.00
Demolition	2	\$5,110.00	0	\$0.00
Churches/Religious: New	0	\$0.00	0	\$0.00
Addition/Remod	0	\$0.00	0	\$0.00
Repair/Replace	0	\$0.00	0	\$0.00
Demolition	0	\$0.00	0	\$0.00
Commercial: New	18	\$17,389,055.00	3	\$716,967.29
Addition/Remod	54	\$47,481,325.00	7	\$10,800,906.00
Repair/Replace	0	\$0.00	0	\$0.00
Demolition	1	\$3,085.00	0	\$0.00
Move	0	\$0.00	0	\$0.00
Towers/Antenna: New	0	\$0.00	0	\$0.00
Addition/Remod	0	\$0.00	0	\$0.00
Hospitals/Institutions: New	0	\$0.00	0	\$0.00
Addition/Remod	0	\$0.00	0	\$0.00
Office/Bank: New	0	\$0.00	0	\$0.00
Addition/Remod	0	\$0.00	0	\$0.00
Demolition	0	\$0.00	0	\$0.00
Stores/Mercantile: New	0	\$0.00	0	\$0.00
Addition/Remod	0	\$0.00	0	\$0.00
Demolition	0	\$0.00	0	\$0.00
Schools/Education: New	0	\$0.00	1	\$108,000.00
Addition/Remod	0	\$0.00	0	\$0.00
Repair/Replace	0	\$0.00	0	\$0.00
Demolition	0	\$0.00	0	\$0.00
Pools: New	4	\$341,749.00	0	\$0.00
TOTAL	354	\$92,483,148.00	95	\$19,964,016.55



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- PELLA WINDOWS AND DOORS
- LOWES
- LIBERTY NATIONAL BANK
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- RED'S ALL NATURAL





October 8th, 2024

Seaboard Triumph Foods Expo Center
Expo Center Drive, Sioux City, Iowa

Exhibitor and Sponsorship information coming soon!
www.siouxlandhba.com/build-my-future

5th Annual Build My Future Is Huge Success!

On October 8, 2024, we hosted the "Build My Future" event, bringing together 1,100 students from 30 schools for an engaging hands-on learning experience. Participants had the opportunity to explore a variety of activities, including welding, plumbing, tile laying, and an exciting construction basics obstacle course. Additional highlights featured electric work, heavy machinery operation, and bricklaying, allowing students to discover the diverse possibilities within skilled trades. This event was a fantastic success, inspiring the next generation of builders and tradespeople! The event's success was made possible through generous partnerships with local industry leaders and all of the volunteers.

[KTIV News](#)

[More Pictures](#)



SOLD!

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South Sioux City**



IN PROGRESS

**1308 E 17th Street
South Sioux City**

John Gunia and Willie Delfs - NAHB Fall Leadership Meeting in San Antonio



From Jay Iverson at HBAI- "The NAHB Fall Leadership Meeting in San Antonio last week was a huge success, with leaders gathering together to discuss the myriads of housing challenges and opportunities. Our Iowa guild is always shines at national meetings and a good portion of our crew are shown in the top photo."

Home Builders Association of Greater Siouxland

*60th Annual
Awards Banquet*

Sioux City Country Club
4001 Jackson St, Sioux City, IA

November 15th, 2024

- 6:30 PM – Reception
- 7:30 PM – Dinner
- 8:00 PM – Program

