

The Tool Box



January 2025

Single-Family Starts Up, Multifamily Down in November

Ongoing lean levels of single-family existing home inventory helped to boost single-family production last month, while overall production fell because of a double-digit percentage drop in multifamily output.



On a regional and year-to-date basis, combined single-family and multifamily starts are 7.3% higher in the Northeast, 2.4% lower in the Midwest, 5.8% lower in the South and 5.9% lower in the West.

Overall permits increased 6.1% to a 1.51 million unit annualized rate

Overall housing starts

decreased 1.8% in November to a seasonally adjusted annual rate of 1.29 million units, according to a report from HUD and the U.S. Census Bureau.

The November reading of 1.29 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 6.4% to a 1.01 million seasonally adjusted annual rate. On a year-to-date basis, single-family construction is up 7.2%. The multifamily sector, which includes apartment buildings and condos, decreased 23.2% to an annualized 278,000 pace.

in November. Single-family permits increased 0.1% to a 972,000 unit rate and are up 8.0% on a year-to-date basis. Multifamily permits increased 19.0% to an annualized 533,000 pace.

Looking at regional data on a year-to-date basis, permits are 3.2% higher in the Northeast, 4.8% higher in the Midwest, 2.5% lower in the South and 7.0% lower in the West.

The number of single-family units under construction is down 6.3% from a year ago, declining to 637,000. The number of multifamily units under construction is down 20.5% from a year ago, to 797,000 units.

2025 Leadership List

President - Jeremy Boatman

1st Vice President- Andy Hovey

2nd Vice President- Doyle Van Dyke

Past President- Bruce Kalin

Secretary- Ashley Feste

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 Estothen, Robert Dandurand,
Tim Matasovsky, Joe Conley, Steve
Struthers, Lorn Rogge

Appointed Advisor - Anthony Osborn

Executive Officer - Terri Schelm

Calendar of Events

January:

- 01/15– HBA Board Meeting
- 01/23– General Membership Meeting
- 01/29 - Professional Women in Building

February:

- 02/12 – HBA Board Meeting
- 02/19 – State Board & HBA Iowa Capitol Visit
- 02/20 – General Membership Meeting
- 02/25 – 02/27 – IBS 2024, Las Vegas
- 02/27 - Professional Women in Building
- 02/28 – 03/02 Siouxland Home Show

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

Building Connections

General Membership Meeting

RSVP BY JANUARY 21

Office@siouxlandhba.com

- **Who: All Employees of Member Companies**
- **When: January 23rd**
 - **5:30 PM: Doors Open**
 - **6:00 PM: Dinner Served**
 - **6:30 Networking Event**



2024 YEAR-TO-DATE BUILDING PERMIT ACTIVITY

	Sioux City, IA		So. Sioux City, NE	
Single Family: New	42	\$11,976,592.00	23	\$6,520,325.00
Addition/Remod	34	\$914,927.00	31	\$561,133.00
Repair/Replace	0	\$0.00	9	\$93,558.49
Demolition	1	\$6,085.00	4	\$0.00
Move	1	\$23,000.00	0	\$0.00
Two Family: New	1	\$585,350.00	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	23	\$579,414.00	11	\$407,616.00
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	216	\$13,759,617.00	3	\$1,007,000.00
Addition/Remod	58	\$1,493,630.00	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	18	\$546,300.00	1	\$75,000.00
Addition/Remod	0	\$0.00	0	\$0.00
Demolition	3	\$6,110.00	1	\$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	20	\$17,549,055.00	4	\$866,967.29
Addition/Remod	68	\$56,707,825.00	10	\$11,260,906.00
Repair/Replace	0	\$0.00	0	\$0.00
Demolition	4	\$135,085.00	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	5	\$416,749.00	0	\$0.00
TOTAL	494	\$104,699,739.00	105	\$21,252,016.55

Workforce Bill Introduced in House

Reps. Juan Ciscomani (R-Ariz.), Marie Gluesenkamp Perez (D-Wash.), Ryan Zinke (R-Mont.) and Don Davis (D-N.C.) recently introduced [the CONSTRUCTS Act](#) in the House. The measure is companion legislation to the Senate bill introduced earlier this year by Sens. Jacky Rosen (D-Nev.) and Marsha Blackburn (R-Tenn.). It would bolster the construction workforce and improve the housing supply. The bipartisan CONSTRUCTS Act would expand opportunities for residential construction training at community colleges and technical schools.

NAHB Joins Suit Against Gas Ban

NAHB and nine other business and housing groups seeking to overturn a regulation that would ban gas appliances have [filed a lawsuit](#) against Southern California air regulators. In their complaint filed in the U.S. District Court for the Central District of California, the groups contended that South Coast Air Quality Management District's (SCAQMD) regulation violates the Energy Policy and Conservation Act (EPCA) of 1975. The lawsuit seeks to void the SCAQMD's rule to ban certain gas appliances because it is pre-empted by EPCA.

Use the IBS Preshow Planner

The 2025 NAHB International Builders' Show® (IBS) offers so much – learning, networking, discovering – plus great entertainment. From David Spade to Chris Janson, IBS 2025 has it all. Use the [IBS Preshow Planner](#) to guide your show experience, including the exhibit floor, the IBS Education Sessions and all the great parties and events. Register for the show at [BuildersShow.com](#).

Visit the Jobsite Safety Zone at IBS

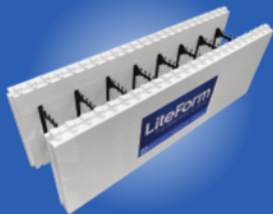
The IBS Jobsite Safety Zone is back and bigger than ever for the 2025 International Builders' Show in Las Vegas, Feb. 25-27. Due to an overwhelming response from 2024 exhibitors, [the Safety Zone](#) has expanded its area and exhibitors by 50% in 2025. The Jobsite Safety Zone will be in the South Hall of the Las Vegas Convention Center. Beyond the great products, there will be live demonstrations every day from 9:30 a.m. to 2 p.m. at the Job-Site Safety Institute Training Pavilion. Learn how to use an automated external defibrillator (AED), how to navigate an OSHA inspection and how to properly administer Narcan. Register for the show at [BuildersShow.com](#).

Register Now for NAHB Townhall Meetings

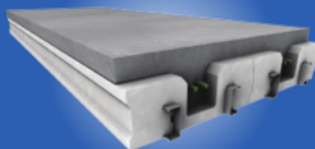
NAHB's Senior Officers will host a series of Virtual Townhall Meetings on Tuesday, Feb. 4, 2025. The meetings are an important opportunity for members and HBA leadership to provide feedback to NAHB leadership on emerging issues in their local communities. These conversations will help shape the agendas for the leadership meetings at the 2025 International Builders' Show. [Register for the townhall meeting](#) in your region.



NOTHING BEATS THE EFFICIENCY AND STRENGTH OF A LITEFORM HOME



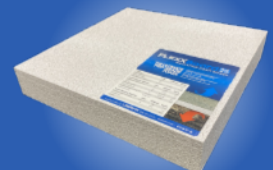
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NOW BOOKING 2025 EVENT SPACE

Rent the rooms at the HBA Office! Graduation Parties, Baby/Wedding Showers, and more!
Send an email with Name, Date of Event, and Phone Number to office@siouxlandhba.com

Basement

Max Capacity: 75
Members: \$50/hr
Non-Members: \$75/hr
\$100 Minimum

Board Room

Max Capacity: 40
Members: \$40/hr
Non-Members: \$65/hr

Conference Room

Max Capacity: 15
Members: \$20/hr
Non-Members: \$30/hr

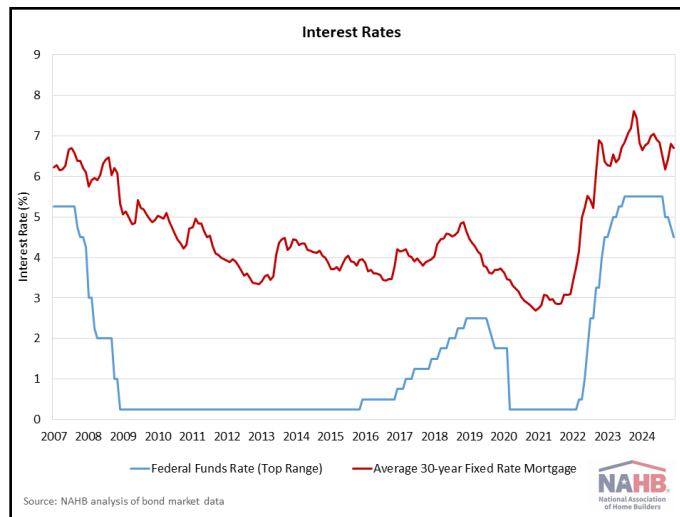
***All Members Survey
Click To Participate***

Fed Signals Possibility of Fewer Rate Cuts in 2025

In a widely anticipated move, the Federal Reserve's Federal Open Market Committee (FOMC) reduced the short-term federal funds rate by an additional 25 basis points at the conclusion of its December meeting.

This reduces the top target rate to 4.5%.

However, the Fed's newly published forward-looking projections also [noted a reduction](#) in the number of federal funds rate cuts expected in 2025, from four in its



last projection to just two 25 basis point reductions.

For home builders and other residential construction market stakeholders, the new projections suggest an improved economic growth environment, one in which there is a smaller amount of

monetary policy easing, leading to higher than previously expected interest rates for acquisition, development and construction (AD&C) loans. Thus, more economic growth but higher interest rates.

New PPE Rule from OSHA

The Occupational Safety and Health Administration (OSHA) recently published a [final rule](#) revising its personal protective equipment (PPE) fit requirements for the construction industry. The revised standard will go into effect on Monday, Jan. 13, 2025. The Department of Labor says the revision to the standard adds specific language requiring that employers provide PPE that "properly fits" construction industry workers, and the change aligns the construction industry standard with the standard already in place for general industry. DOL is concerned that improperly sized PPE may be ineffective in protecting workers.

Read Building Women Magazine

The latest edition of Building Women Magazine, available now to NAHB members, introduces 2024 Professional Women in Building (PWB) Chair Luellen Smith. The annual magazine features Smith's mantra of "Building the Future with PWB" where she discusses prioritizing mentorship and growth including ramping up efforts for local council support and encouraging more women to engage in mentorship. It also spotlights how Smith's early life on a farm helped her succeed in business, her dedication to volunteering, and how she built her career as an entrepreneur. Read the magazine and learn about the benefits of PWB membership at nahb.org/womeninbuilding.



SIouxLAND HOME SHOW

FEB 28 - MAR 2

STF Expo Center

siouxlandhba.com/home-show

FINAL CALL!

HBA Members - \$525/Booth

Non-Members - \$700/booth

CLICK TO REGISTER NOW!

SPONSORSHIP LEVELS

CASH OR DOOR PRIZE DONATION OF :

DOOR PRIZE VALUE \$50+	COPPER	Live Loudspeaker Recognition for the hourly prize drawing, heard by all show attendees
\$100	BRONZE	Physical Sponsor signs at the entrance of the Show, Company Recognition on Facebook, Instagram and HBA Website, Discounted Admission Tickets
\$250	SILVER	Bronze Package + Radio Advertising and Digital Sign during the Show
\$500 CASH ONLY	GOLD	Bronze Package + Silver Package + TV Advertising before the Home Show

Thousands of attendees come through our show each year, make sure you're seen by each one!

Sponsorships Available!



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 – 387.25
Dennis Nelson – 370.00
Kevin Small – 330.00
Dan Moos – 315.00
Gary Roan – 275.00

Royal Spikes

Pat Boeshart – 236.00
Willie Delfs – 234.50
Rich Callahan – 226.50
Duane Vanderplas – 207.50
Tim Swanson - 196.00
Terry Bernhardt – 156.50
Mark Meis – 152.25

Red Spike

Gary Johnson – 145.50
Mark Protexter – 144.00
John Gunia – 140.00
Darrel Bullock – 127.50
Jim Wolcott – 105.50

Green Spikes

Todd Hagaman – 94.25
Steve Struthers – 80.00
Mike Clausen – 54.00
Tim Bauer – 51.00

Life Spikes

Bob Wilcke – 35.00
Lorn Rogge – 26.75
Bruce Kalin – 25.50*
Doug Conrad- 25.00

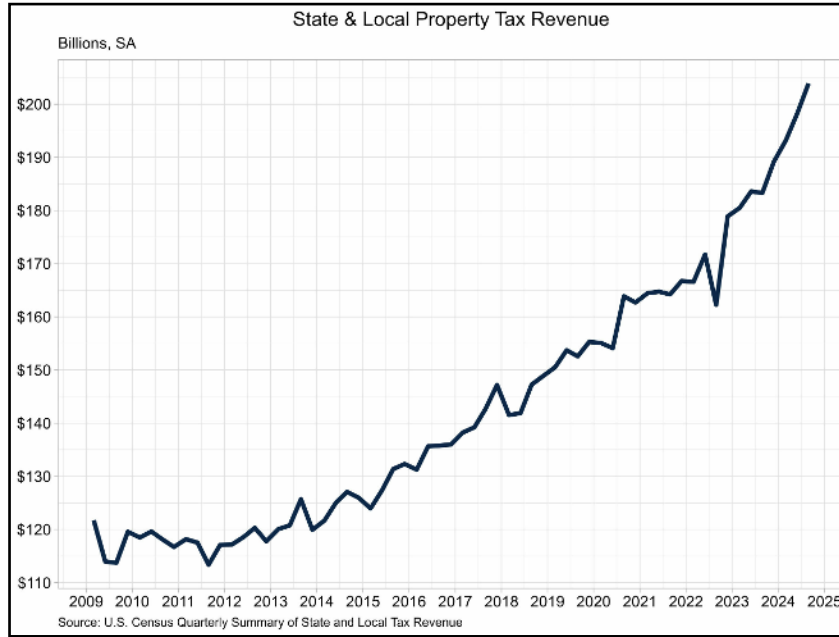
Spike Members

Doyle Van Dyke – 17.00
Nancy Moos – 17.00
Jody Reich – 13.50
Sandy Boeshart – 11.75
Becky Chicoine – 11.50
Sue Wolcott – 9.75
Damon Lutz – 9.50
Dave Gill – 9.50
Matt Jaminet – 9.00
Jeremy Boatman - 8.00
Andy Hovey - 8.00
Jerome Reicks III – 7.00
Jason Schrunk – 7.00
Chad Ingle - 6.00
Lyle Chicoine - 6.00*

* = New Rank

Property Tax Revenues Exceed \$200 Billion in Q3 2024

State & local tax revenue from **property taxes paid** reached \$203.9 billion in the third quarter of 2024 (seasonally adjusted), according to the Census Bureau's quarterly summary of state & local tax



YTD, total state & local tax revenue was \$1.56 trillion. This was 5.4% higher than the \$1.48 trillion through the first three quarters of 2023.

The 2.8% quarterly increase in the property tax revenue was up

revenue. This marks a 2.8% increase from the revised \$198.3 billion in the second quarter of 2024 and also marks the first quarter where property tax revenue topped \$200 billion for state & local governments.

from the previous quarter of 2.6%. Property tax revenues have grown at an average rate of 0.87% from 2009 to 2024. This quarter marks the fourth consecutive quarter of above average growth.

NAHB CONNECT | Share. Discuss. Learn.

<p>76,737 ACTIVE USERS</p>	<p>33,821 DISCUSSION POSTS</p>	<p>26,697 REPLIES</p>
<p>5,558 RESOURCES</p>	<p>52,021 DOWNLOADS</p>	<p>POPULAR SEARCHES</p> <ul style="list-style-type: none"> Cost plus Escalation Clauses Software Contracts Lumber Book Recommendations

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2025 Sponsorship Opportunities

General Membership Meeting

- Meal Sponsor - \$300
- Builder's Drawing - \$50

There are 6 General Membership Meetings each year



ToolBox Monthly Newsletter

- Full Page - \$100/Month
- 1/2 Page - \$50/Month
- 1/4 Page - \$30/Month



Siouxland Home Show, Feb 28 - Mar 2

- Bronze - \$100
- Silver - \$250
- Gold - \$500

President's Charity Golf Event

- Meal Sponsor - \$1,000
- Hole Sponsor - \$100
- Score Card Sponsor - \$200

HBA Golf Tournament

- Score Card Sponsor - \$200
- Hole-In-One Sponsor - \$
- Hole Sponsor - \$125
- Snack Sponsor - \$300
- Par-Tee Sponsor - \$200



Bob Miller Memorial Fun Run - August

- T-Shirt Sponsor - \$50



Build My Future - October 7th

- Master - \$2,500
- Journeyman - \$1,000
- Apprentice - \$500
- Friend of the Industry - \$250



Annual Awards Banquet - November

- \$100



Company Name: _____

Contact Name: _____

Email: _____

Signature: _____

By signing, you agree to pay in full the sponsorships you've chosen to participate in. All sponsorships will be billed the month prior to the event

Contact information

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