



Chalkline

December 2016

Tracy Rogers Retiring from Jackson EMC

Tracy Rogers has been a fixture at our local Home Builders Association for over 30 years now as a representative of Jackson EMC. After 35 years of service, Tracy has decided that it's time to hang up all this fun and excitement and enter into the world of retirement.

For those of you that have not had the chance to get to know Tracy, you don't know what you have missed. Tracy is there everytime the HBA asks. He has participated in HBA activities, sponsored events, served on the board of directors, and much more. Tracy has gone above and beyond when it comes to our association.

I am sure Robert Aiken and everyone else at Jackson EMC will continue to support our association without a second thought, but, it will not be the same without Tracy.

Tracy, you will be missed. On behalf of everyone at the HBA, thank you for your years of service and all that you have done



Above: The HBA of North Georgia Honored Tracy with a plaque and a gift card at our monthly membership meeting in December.

to help grow and develop the HBA of North Georgia over the years. This association is better because of you. Also, please know that you are welcome, and have a standing invitation to any and all HBA functions.

Calendar of Events

December 15

HBA Board Meeting

December 25

Christmas Day

January 1

New Years Day

January 5

Membership Meeting

January 10 - 12

IBS - Orlando

January 19

HBA Board Meeting

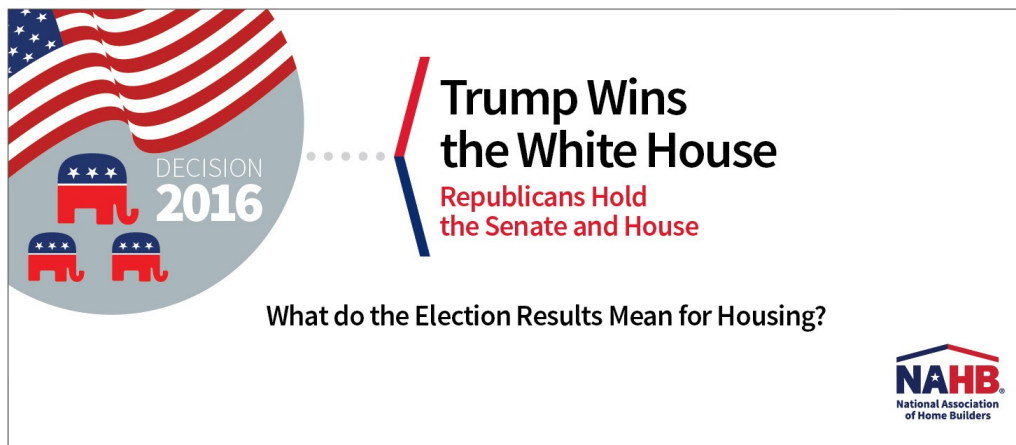
April 27

HBA Spring Clay Shoot

May 4 & 5

East Coast Builders
Conference - Cobb
Galleria

How the 2016 Elections Might Affect Housing



One of the most divisive election campaigns in American history is over. The Republicans, now led by President-elect Donald J. Trump, control the White House and both chambers of Congress.

Despite their election-day success, Republicans still must work with the Democratic minority to advance their legislative agenda.

For NAHB, this presents a great opportunity. NAHB has a tradition of working with both sides of the political aisle in support of housing issues that affect the livelihood of its members and millions of households across the country.

[Read NAHB's analysis](#) for a closer look at how the results will affect the housing industry.

BUILD-PAC Enjoys Strong Election-Day Results

Throughout the unprecedented 2016 election cycle, one thing remained constant: the growing strength of [BUILD-PAC](#), NAHB's political action committee.

BUILD-PAC supported 356 U.S. congressional candidates, and on Nov. 8, 95% of those candidates won their races.

"BUILD-PAC has made great strides in this election cycle," said Eugene Graf IV, the 2016 BUILD-PAC chairman. "We disbursed more than \$2.8 million to federal candidates and committees – an 18% increase over the last cycle. BUILD-PAC's support of pro-housing candidates is shaping the political landscape."

Court Blocks DOL's Persuader Rule

NAHB scored a major legal victory when the U.S. District Court for the Northern District of Texas granted a permanent stay on the Department of Labor's "[Persuader](#)" rule.

The rule would unfairly discourage employers from receiving confidential legal advice concerning union organizing because it forced employers to disclose the names of

lawyers and consultants to the Department of Labor (DOL).

Unions sought to prevent employers from talking to their lawyers in response to union organizing. The Nov. 16 ruling essentially puts an end to the union effort.

NAHB, along with the Texas Association of Builders and other groups, brought the case against the DOL.

Don't Miss The 2017 Builders' Show

With more than 1,400 suppliers, the Builders' Show is the place to see the latest and most innovative products and services for the residential construction industry. The Builders' Show also offers more than 130 education sessions to help you build better homes and build a better business, as well as business-building networking events.

Don't miss the [2017 International Builders' Show](#), Jan. 10-12 in Orlando, Fla.

Get a Sneak Peek at New American Home

The 2017 Builders' Show is less than two months away, and that means it's "go time" for the Show's flagship exhibits — The New American Home and [The New American Remodeled Home](#).

IBS attendees have the opportunity to tour these amazing showhomes to experience firsthand the cutting-edge design and the innovative materials, products and techniques used by the builder, the Phil Kean Design Group.

Those tours won't begin until IBS starts on January 10, but you can still get a [sneak peek](#) inside the home.

NAHB Student Chapter Teams Join 'Race to Zero'

Thirteen NAHB Student Chapters are among the 50 college teams chosen to participate in the Department of Energy's Race to Zero competition for 2017. The [Race to Zero](#) competition is based on actual construction and marketing plans.

The Race to Zero competition is based on actual construction and marketing plans.

In the Race to Zero, teams work on behalf of a builder who needs to update an existing product line to incorporate high-performance features. Teams are presented a specific design problem and are asked to either redesign an existing floor plan or create a new house design that satisfies the project requirements of creating a zero-energy ready home.

Through this competition, future architects, engineers, construction managers, and entrepreneurs will gain the skills and experience to start careers in clean energy and generate creative solutions to real-world problems.

Finalist teams will compete April 22 and 23, 2017 by making presentations to industry jurors at the National Renewable Energy Laboratory in Golden, Colorado.

NAHB Resources on EPA's Lead Rule

When it comes to the Environmental Protection Agency's Lead Renovation, Repair and Painting Rule, there's a big difference between remodelers who can only say they're compliant and those who can prove that they're compliant.

That difference can equal tens of thousands of dollars in fines. Audits are typically performed without much prior notice. It's important to know what to expect during an inspection.

That's why NAHB Remodelers has an extensive library of resources to help industry pros become better acquainted with the RRP rule. Go to nahb.org/leadpaint to find videos, FAQs and guides about certification, compliance and client education.



The [NAHB Student Chapter](#) teams are from:

Appalachian State University
Ball State University
Eastern Kentucky University
Georgia Institute of Technology
Illinois State University
Louisiana State University
Pennsylvania College of Technology
The Pennsylvania State University
Prairie View A&M University
Purdue University
University of Denver
University of Minnesota Twin Cities
University of North Texas

Promote Careers in Construction

Help spread the word about the great career opportunities in residential construction with six new [trade-specific posters](#).

You can customize the posters with your company or HBA information, or enlarge them to be used as banners at career fairs or community events.

Access these posters and other resources in our Building a Skilled Labor Workforce section at nahb.org/workforce.

Plus, NAHB members and HBAs can access additional members-only tools in the Skilled Workforce Development Resources at nahb.org/skilledlabor.

Where Do Your Impact Fees Really Go?

Just because impact fees have been around since the 1970s doesn't mean they should be a local government's solution for financing public projects. This is especially true in the growing number of places where impact fees are being miscalculated and misused.

A **good example** is a dispute between the city of Bozeman, Mont., and the Southwest Montana Building Industry Association (SWMBIA), which brought to light – for the second time in the last 15 years – significant misappropriation of funds from impact fees.

Members of the SWMBIA commissioned the Development Planning and Financing Group, Inc. to audit the city to determine where the impact fee money was going. The audit discovered an estimated misappropriation of \$7.2 million. The largest were:

- \$4.1 million to fund a water treatment plant instead of the construction of a water distribution system.
- \$2.2 million to fund a water reclamation facility instead of the construction of sewer collection lines.
- \$935,000 to fund the construction of a fire station in an effort to correct an existing deficiency.

Current impact fees in Bozeman for a 2,400-square-foot home on a quarter-acre lot tack on an extra \$10,000.

In response to similar concerns across the industry, NAHB recently worked with DPF Inc. to prepare a comprehensive update to the **Impact Fee Handbook** (free to NAHB members).

Why Should Builders Provide the 2-10 Warranty?

Next time you are at one of our monthly meetings, take the time to talk to Keisha Hulseley about the 2-10 warranty. She will fill you in on all the details.

The 2-10 warranty is an insurance policy for builders and peace of mind for the homeowners. Did you know that one out of every two hundred homes built today have a structural defect. Did you know that the average cost to repair that home is \$42,500? I know, you are a good builder and you make sure your jobs do not have any structural problems, so, you do not need the warranty. Did you know that 80% of all structural defects are caused by soil movement under the foundations?

In addition to covering the builder, the 2-10 warranty is a huge selling point to potential buyers. Now, instead of offering a one or two year warranty, you can offer your buyers a 10 year warranty.

For more information on the 2-10 warranty, contact Keisha Hulseley at khulseley@2-10.com.



*Merry
Christmas
and Happy
New Year !*



Merry Christmas!

It don't seem like it's been that long since we took down the Christmas lights and all the decorations, but it's that time of year once again.

Chances are your customers have set Thanksgiving or Christmas at the drop dead date to be moving into their new home. Does it seem like this time of year, your subs are getting harder and harder to track down? With all the rush, the pressure can often get the best of us.

Take time to give thanks for what you have: your friends, your family, your job, and must of all your savior.

In the middle of all the rush and excitement, the gifts and family get together, the food and the drinks, remember that we are celebrating a birthday. The birth of our savior, Jesus Christ. The savior that died for us, so that we may live.

Please take the time to enjoy your holidays and spend time with the people you love. Have a safe and Merry Christmas and a Happy and Prosperous New Year.