

Building Clark County News

Professionals Committed to Excellence



November 2018

Home Sales Stumble in September

New and existing [home sales](#) [stumbled](#) in September, as higher interest rates slowed the housing sector amid otherwise positive macroeconomic conditions — including a near 50-year low for unemployment. The average 30-year fixed-rate mortgage now stands at 4.9%, up from 3.95% a year ago.



Due to the higher cost of financing, new single-family home sales fell 5.5% in September from a downwardly revised August estimate. While new home sales remain 3.5% higher on a year-to-date basis, the September rate was the lowest since December 2016. Consequently, inventory increased to an elevated 7.1-month supply.

Meanwhile, existing home sales declined 3.4% in September, falling to the slowest pace in nearly three years — and 4.1% lower than a year ago.

Median new home sales pricing has decreased over the last year as the mix of supply has shifted. The median new home price was \$320,000 in September, compared to \$331,500 a year ago.

UPCOMING ACTIVITIES

NOVEMBER 17
[BIA Turkey Shoot](#)

NOVEMBER 28 - 30
[JLC Live Northwest](#)

DECEMBER 6
Nothing But Networking

DECEMBER 12-14
[CESCL Classes](#)

JANUARY 17
[BIA Dinner Meeting](#)
Economic outlook with
Todd Britsch of MetroStudy

FEBRUARY 7
[SWCA Construction
Executive Summit](#)

[All Events & Classes](#)

Election Recap

A local election recap can be found on page 4 in the Government Affairs section.

NAHB produced a [post-election summary](#) of how a divided congress affects the housing agenda. It is a great piece with results analysis and a look at the stance of 2019 leadership in relation to our industry's issues.



Aaron Marvin
2018 President

President's Awards

At the November dinner meeting I had the honor of presenting the 2018 President's Awards. I appreciate the investment each of these individuals and businesses made in the BIA this year.

- **Builder of the Year** – Matthew Clarkson, Soaring Eagle Homes
- **Remodeler of the Year** – Larry Scherer, Scherer Enterprises
- **Volunteer of the Year** – Tony Curtis, Current Home Technologies
- **Industry Advocates of the Year** – Drew Helmes, New Tradition Homes & Ryan Styger, Pacific Lifestyle Homes
- **Associate Member of the Year** – Michelle Thor, Columbia Credit Union
- **Supplier Member of the Year** – NW Natural
- **Subcontractor Member of the Year** – DeWils Industries

Remodeled Homes Tour Winners

We also got to announce the winning projects voted on by attendees of the Columbia Credit Union Remodeled Homes Tour. Our winners were:

- **Favorite Project:** Strong Construction
- **Favorite Kitchen:** Bridge City Contracting
- **Best Transformation:** Strong Construction



Congratulations to **Drew Helmes** (New Tradition Homes) and **Ryan Styger** (Pacific Lifestyle Homes) for your **Industry Advocate of the Year** award. Your efforts towards improving the working environment for our industry make a difference for all BIA members.

LEADERSHIP

PRESIDENT

Aaron Marvin, A.C.T. Builders, LLC

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VP SECRETARY

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VP TREASURER

Paul McGraw, SERVPRO of E. / W. Vancouver

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Mark Kroll, Biggs Insurance

Thousands }.....
Save Millions }

nahb.org/MA



Opportunity Zones Could be Knocking

The Treasury Department and IRS in October released the long-awaited proposed regulations for implementing opportunity zones, a new type of economic development incentive created by the Tax Cuts and Jobs Act of 2017.

Opportunity zones seek to incentivize investment in underserved communities. Developers may use a Qualified Opportunity Zone Fund to help fund projects located within an opportunity zone. This new source of investment could be a powerful economic tool if properly administered.

NAHB has prepared answers for [frequently asked questions](#) about opportunity zones and qualified opportunity funds. Public comments on the proposed regulations will be accepted until Dec. 28.

OSHA Memo Addresses Incentive Programs

OSHA has issued a memorandum clarifying how the policy prohibiting employers from retaliating against employees who report work-related injuries or illnesses applies to certain safety incentive programs and post-incident drug testing policies. OSHA's intent is to ensure that these programs

and policies are not disincentives for reporting work-related injuries or illnesses.

Stakeholders, including NAHB, [objected to the prohibition](#) in the rule and the preamble language; many employers have found such programs to improve workplace safety and health.

Supreme Court Hears Takings Case

The U.S. Supreme Court on Oct. 3 heard arguments in *Knick v. Township of Scott*, an important [land use case](#) that could decide whether a plaintiff can bring a Fifth Amendment "takings" claim in federal court. NAHB filed an amicus brief in June.

NAHB hopes the ruling will provide relief from the 1985 Supreme Court decision, "Williamson County," which requires a property owner to go through state court prior to bringing a takings case in federal court.

LEADERSHIP

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STATE DIRECTOR

David Millar, Millar Construction

STATE DIRECTOR

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Houston Aho, Aho Construction

LIFETIME DIRECTOR

Matthew Clarkson, Soaring Eagle Homes

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GOVERNMENT AFFAIRS

Just like political ads, you are probably sick of hearing from me about the election. So, I will keep it brief. Many races across the nation were extremely close and our local elections were no different. Although the Building Industry Group (BIG), our Political Action Committee, wasn't active in the 3rd district race for congress, the efforts of our members definitely helped re-elect Rep. Herrera Beutler in a close race where her opponent was heavily supported by the DNCC and outside groups.



Jamie Howsley
Govt. Affairs Director

Locally our members and the Building Industry Group (BIG) were strong advocates for our advocates, whether they were seeking re-election or looking to win the seat for the first time. At this point we can say that, overall, the candidates we supported were those that got elected.

Which brings me to an important point of note; you, through the BIG, played an instrumental part in this success. Many races were extremely close, and the independent expenditures were sure to have helped our endorsed candidates make it over the line.

For example, currently Eileen Quiring leads her opponent, Eric Holt by 1,567 votes out of 184,725--a margin that puts a recount out of mandatory territory. When you consider that we served 282,000 online ad impressions to 85,000 individual "likely voter" households in the district as well as 202,000 Facebook ads served to 42,000 individuals, it is likely that our campaign affected the race and may have been the difference between a win and a loss. Other close races probably realized the same positive boost.

Although we did take a position in the county and state races, we maintained a positive campaign that encouraged the election of our preferred candidates but avoided any negativity that would make it difficult to maintain an effective working relationship with all elected officials as we moved forward.

In Clark County District 1 our preferred candidate Jeanne Stewart was defeated in her re-election bid for Clark County Council. However, we look forward to working with Temple Lentz and continuing the well-established, positive relationship we currently enjoy.

Your advocacy matters; your financial support of BIG matters, your vote matters...**elections matter.**



Want to be more involved with elections, endorsements and political action? The B.I.G. PAC is always looking for active trustees and those willing to serve on the board.

Contact Ryan Makinster
ryan@biaofclarkcounty.org or
360.694.0933 for more info.

Permitting Problems?

Inspection Issues?

Our government affairs team is here. Don't have time to contact us? Go online and [report the issue](#).

Upcoming Meetings

GAC Builders
Subcommittee
Dec. 6 @ 1:00 pm

Government
Affairs Meeting
Dec 10 @ 3:30 pm

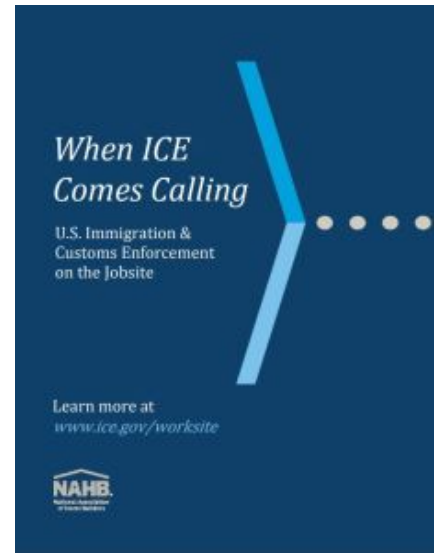
What to Do if ICE Visits Your Jobsite

NAHB has teamed up with immigration law experts to provide members with information on what to expect – and what to do – if a jobsite gets a visit from U.S. Immigration and Customs Enforcement (ICE).

ICE has ramped up oversight of employers' obligations to verify the validity of each employee's identity, and is serving up inspection notices all over the country.

The publication, **"When ICE Comes Calling: U.S. Immigration & Customs Enforcement on the Jobsite,"** offers a look at how these inspections work.

The publication is not legal advice: Employers should consult with immigration counsel and establish a response protocol in case of a raid or audit, and ensure that all field superintendents are prepared and all employees know that the first thing to do is to contact their boss.



Contact Your Local Code Official

The International Codes Council recently conducted public comment hearings on the next edition of the I-Codes.

Input the ICC received will influence changes made to its model building codes. Eligible ICC members will be voting online on the proposals in mid-November.

NAHB has launched **"One and Done,"** a campaign to spur members to contact at least one local code official before the November vote. NAHB will provide members the voting guide on critical proposals to deliver to their local building officials.

All you have to do is sign up for the program and make one contact. By engaging with code officials, home builders are more likely to see better building codes.

Interested volunteers can fill out the form at nahb.org/oneanddone. An NAHB staff member will contact respondents and explain the next steps.

Seeking Clarity on WOTUS

The definition of **Waters of the U.S.** (WOTUS) currently varies from state to state.

The number of states subject to the Obama Administration's 2015 rule, and those subject to the prior 1986 WOTUS definition, has shifted in just the past few months. On Aug. 16, the U.S. District Court for South Carolina halted the Trump Administration's Suspension Rule. As a result, the 2015 rule became applicable in 26 states, with the 1986 definition of WOTUS applicable in 24 states.

But on Sept. 12, the U.S. District Court for Southern Texas issued a temporary injunction against the 2015 rule in Texas, Mississippi and Louisiana. Then, on Sept. 18, the U.S. District Court for North Dakota added Iowa to an existing injunction. Now, the 2015 rule applies in 22 states, and the 1986 definition applies in 28 states.

The Department of Justice is seeking clarity.

MEMBERSHIP

Thinking about offering new benefits for your employees in 2019? BIA members have access to the [BIA401k](#) plan which has no employer fees. By joining a large pool of other participants, your employees get to access a world-class plan at a reasonable cost.



Karen Hall
Membership Director

WELCOME New Members

- Accurate Electric Unlimited Inc
- Coco's Granite
- Edwards Construction Group
- Erickson Structural Consulting Engineers
- i5 Exteriors Inc.
- Kellay Electrical Contractors
- LP Building Products
- Morrison Werks Construction
- Patient Direct Care
- Perfect Pacific Janitorial Cleaning
- Philip Custom Homes
- Richart Family Builders
- StoneRidge Homes
- Tapani Construction LLC

Spike Appreciation

A number of BIA members reached Spike milestones recently and were recognized at the November dinner meeting. These members believe in the collective power of our members and the strong support BIA offers the industry on the legislative front. Thank you for building up our strength. There is power in numbers!

- **Catherine Bartz**, Creative Elegance Interior Design
- **John Colgate**, Affinity Homes and Parker Brennan
- **David Millar**, Millar Construction
- **Dave Myllymaki**, ReNew Creations
- **Aaron Helmes**, Generation Homes LIFE SPIKE (50)
- **Aaron Marvin**, ACT Builders LIFE SPIKE (75)
- **Tony Curtis**, Current Home Technologies LIFE SPIKE (75)
- **A J Gomez**, Global Security LIFE SPIKE (150)
- **Matt Clarkson**, Soaring Eagle Homes LIFE SPIKE (300)
- **Tim Prella**, Elite Glass, LIFE SPIKE (400)

THANK YOU RENEWING MEMBERS

30 Years
Hayes Cabinets Inc.

28 Years
Talbot Remodeling & Construction Inc.
Harlen's Drywall

24 Years
Gary's Vacuflo Inc.

23 Years
Delano Richey Properties

22 Years
The Oregonian
Guinett Masonry

JLCLIVE

RESIDENTIAL CONSTRUCTION SHOW

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PORTLAND, OR

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*New registrations only

EVENTS

The BIA offers many options for business-to-business connections and reaching qualified consumers in Clark County. Let me know what you'd like to achieve in 2019 and we can design a marketing/sponsorship plan to get you results!

360.694.0933

danielle@BIAofClarkCounty.org



Danielle Kilian
Events Director

THANK YOU RENEWING MEMBERS

20 Years

Waterways Inc.

10 - 14 Years

Henderson & Daughter DBA
NRG Wise

5 - 9 Years

Jordan Ramis PC
Swiftsure Energy Services LLC
Stone Center Inc.
Al Angelo Company
EM3 Concrete
Fireside Home Solutions
Stellar J Construction Inc.
Hidden Development
Evergreen Home Loans

1 - 4 Years

Adaptive Home Solutions
ING Construction
Green Leaf Landscaping of WA
Mountainwood Homes Inc.
Legacy 6 Inc.
Cascadia Tech Academy
Scuffy Paving
NWCPA
Merriman Plumbing LLC
Krippner Inc.
E-Drafting Corporation
NW Legacy Contractors LLC
Bell Mountain Electrical
Technologies LLC
New Creations USA
Doriot Construction / Sabrina
Shanaberger
Top Guard Roofing LLC
PLS Engineering
Nature by Design Inc.
Piller Aimmco Inc.
Revival Energy LLC
Cascade Wire Works LLC

BIA TURKEY SHOOT



NOVEMBER 17

8:30 am Registration & Breakfast
10:00 am Shooting begins

*Breakfast compliments of Waste Connections
Coffee Cart courtesy of NW Natural*

DeWils
FINE CABINETRY
DESIGN CENTER

Let's Support Local Kids in a Big Way!

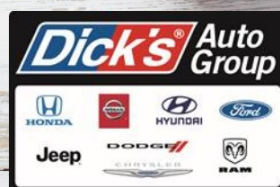
Our Nothing But Networking sponsor Dick's Auto Group has chosen Boys & Girls Clubs as the non-profit partner for our holiday donations this year. They have expressed a need for helping filling their food pantry with non-perishable snacks to offer kids who are having a rough day. Unwrapped toys also welcome. Thanks for your generosity.



December 6 | 4 - 6 PM

Pacific House, 819 Main Street

Please bring unwrapped toys and non perishable snack foods to help local kids at the Boys & Girls Clubs.



Lesson Plans Promote Construction Careers

NAHB has partnered with the Department of Construction Science at Texas A&M University and the University of Oklahoma Construction Science Program to create lesson plans that building professionals



can use to encourage interest in construction careers among students in grades 5 through 8.

View the lesson plans on the [Skilled Workforce Development Resources page](#) under the Lesson Plans tab.

The lesson plans are intended to engage students, be consistent with the school's required curriculum, and be applicable for schools across the United States. Each lesson plan includes a hands-on activity where students apply the math and science principles being taught.

The lesson plans cover a wide range of topics including home and green building design, energy consumption in a home, the importance of communication and basic physics and engineering concepts.

NAHB is encouraging members and HBAs to review the lesson plans and reach out to local school systems to request an opportunity for a member to make a classroom presentation. The plans are detailed and include an overview, a script and handouts, as well as PowerPoint presentations where appropriate. They are structured to make it as easy as possible for a builder to teach a lesson on home building.

To facilitate a building professional entering a classroom and teaching a class, the lesson plans are written to fit within the specific curriculum that is covered in each grade and to be applicable in as many states as possible.

Since curriculum elements vary from state to state and district to district, building professionals seeking to offer a lesson should consult with the school principal or the teacher to make a lesson as effective as possible.

Partnership



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Krista Cunningham 360.735.4583



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