

# Building Clark County News

*Professionals Committed to Excellence*



February 2019

## Small Price Increases Can Exclude Millions

It takes only a small uptick in home prices and mortgage rates to price more than 1 million potential home buyers out of the market for a median-priced home.



For example, \$1,000 might sound insignificant when compared to the overall price of a new home. But that relatively small amount has a surprisingly big impact on affordability.

NAHB economists recently determined that for every \$1,000 increase in today's median U.S. home price, 127,560 American households are priced out and would no longer be able to afford to buy the home. In other words, based on their incomes, 127,560 households would be able to qualify for a mortgage to purchase the home before the price increase, but not afterward.

More information, including priced out estimates for every state and over 300 metropolitan areas, and additional details about the methodology of the study, [is available here.](#)

## UPCOMING ACTIVITIES

**FEBRUARY 28**

[NW Natural Parade of Homes Groundbreaking](#)

**MARCH 4**

Building Futures Foundation [Scholarship & Grant applications open](#)

**MARCH 6**

[Low Impact Development \(LID\) Education](#)

**MARCH 22**

[Casino Night presented by Riverview](#)

**MARCH 26 - 28**

[Certified Aging in Place series](#)

**Inside:**

- **Applications now available for Spring home shows**
- **Bills to Watch covers the good (any?), bad & the ugly in Olympia**

## Groundbreaking News

The NW Natural Parade of Homes is the signature event of the BIA and serves as a great showcase of our members. We invite you to join us for Groundbreaking 2019 at Dawson's Ridge on February 28.

[details](#)

**Michael Shanaberger**  
2019 BIA President



## Foundation program expands to include trade grants

In January I wrote about strengthening the core of the association with our trades. The trades are vital to our industry's success and the BIA continues to play a role in supporting the trades and regional workforce development efforts.

**I'm so pleased that our very own 501c3 organization, the Building Futures Foundation, is creating a new grant this year specifically offered to electrical apprentices at CITC.** This is in addition to our ongoing scholarship support for local students pursuing a career in building at colleges and universities.

The foundation's scholarships and grants are funded each year through one very fun and engaging event in March called Casino Night presented by Riverview Bank!

Associations are about collective effort and collective might. **I'd like you to consider 2 ways to support this cause:** [Donate a prize](#) if you can and [buy tickets](#) to attend the event to play Vegas-style games, bid on silent auction items & win raffle prizes. This year's Super Raffle is a Seahawks Legends Mystery Box worth \$500!



**2019 CASINO NIGHT**

**THE BUILDING INDUSTRY  
NEEDS MORE WORKERS...BE  
PART OF THE SOLUTION**

March 22 REGISTER @ BIAofClarkCounty.org

We extend a big thank you to our event sponsors Riverview Community Bank, Affinity Homes, Banner Bank, Builders FirstSource, Caliber Home Loans, Gecho Homes, Heritage Bank, Hinton Development, Lifetime Exteriors, Millar Construction, NW Natural, QED Lab, Quail Homes, RailPro, The Schlotfeldt Law Firm.

## LEADERSHIP

### PRESIDENT

Michael Shanaberger, Romano Construction Services

### VICE PRESIDENT

Dave Myllymaki, ReNew Creations

### VP SECRETARY

David Millar, Millar Construction

### VP TREASURER

Tony Curtis, Current Home Technologies

### VP ASSOCIATE

Mark Kroll, Biggs Insurance

### IMMEDIATE PAST PRESIDENT

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

### BUILDER DIRECTOR

Paul McGraw, SERVPRO of E. / W. Vancouver

### BUILDER DIRECTOR

Nikki Duke, Hinton Development

### SUBCONTRACTOR DIRECTOR

Tracy Wilson, DeWils

### SUBCONTRACTOR DIRECTOR

Jeremy Kushner, RailPro

### SUPPLIER DIRECTOR

Kevin Trevena, Parr Lumber

### SUPPLIER DIRECTOR

Sunny Parsons, Cascade Flooring

### SUPPORTER DIRECTOR

Sheri Hunzeker, WFG Title

Thousands }.....  
Save Millions }

[nahb.org/MA](http://nahb.org/MA)



## Treasury Releases Pass-Through Rules

The Treasury Department has released final regulations for the 20% [pass-through entity](#) deduction under the Tax Cuts and Jobs Act of 2017.

The final regulations concern the deduction for qualified business income under Section 199A of the Internal Revenue Code. The regulations will affect individuals, partnerships, S corporations, trusts, and estates engaged in domestic trades or businesses.

The deduction is generally available with few limitations to small business owners with income below \$315,000 for married couples filing jointly and \$157,500 for single filers without limitations. Additional rules and limitations apply to higher-income earners.

## IRS Waiving Penalties for Most Quarterly Filers

The IRS has announced that it is [waiving the tax penalty](#) for many home builders and other small businesses that pay estimated quarterly taxes but whose 2018 federal income tax withholding and/or estimated tax payments fell short of their total tax liability for the year.

The IRS said in a press statement that it is “generally waiving the penalty for any taxpayer who paid at least 85% of their total tax liability during the year through federal income withholding, quarterly estimated tax payments or a combination of the two. The usual percentage threshold is 90% to avoid a penalty.”

## New Households Outpace New Homes

New households are being formed faster than new single-family and multifamily homes are coming on line to accommodate them, according to [a recent study](#) by NAHB Economist Paul Emrath.

Data from the Census Bureau’s Housing Vacancy Survey from 2014 through 2017 shows an average of about 1.15 million net household formations per year. Over the same time, an average of about 1.02 million single-family and multifamily homes were completed per year. That’s a shortfall of more than 500,000 homes over the four-year period.

## LEADERSHIP

### SUPPORTER DIRECTOR

Dave Campos, iQ Credit Union

### STATE DIRECTOR

Eric Golemo, SGA Engineering

### STATE DIRECTOR

Mark Sampath, Sampath Law Firm

### STATE DIRECTOR

Tracy Doriot, Doriot Construction

### STATE DIRECTOR

Aaron Helmes, Generation Homes NW

### STATE DIRECTOR

Houston Aho, Aho Construction

### LIFETIME DIRECTOR

Matthew Clarkson, Soaring Eagle Homes

insurance services  
**biggs.**  
est. 1935

Preferred Insurance

Provider of the

BIA of Clark County

**(360) 695-3301**

JORDAN  
RAMIS<sub>PC</sub>  
ATTORNEYS AT LAW

Legal Counsel  
to Clark County  
Builders



DirtLaw<sup>®</sup>  
www.jordanramis.com



## GOVERNMENT AFFAIRS

Now that the legislative session has started, we know the policy direction of House and Senate majorities; and it isn't good. With unassailable majorities, both bodies are pushing anti-business legislation that puts the home building industry in the cross hairs.



**Jamie Howsley**  
**Govt. Affairs Director**

**The Government Affairs Committee meets at the BIA office on the 2nd Monday of each month at 3:30 pm.**

**Please join us.**

From enforcing new direct contractor employee liabilities, a “sins of the son” bill, to adding to the cost of housing through a housing trust fund and ever-increasing environmental regulations, they seem to be throwing everything on the table that their progressive constituents demand. All the while, ignoring the realities of an already cost prohibitive, inefficient market and the desire of the majority of the constituency to support a measured, moderate agenda.

Advocacy is one of the main objectives of the BIA and BIAW, which is needed now more than ever. Take a moment and read [Bills to Watch](#) to see what we are working on and how you can help.

Government affairs and advocacy often seems like a “black box” endeavor to members and others in the industry, but we can point to direct effects our efforts have had recently. From an urban tree program in Camas to school impact fees in Ridgefield, the BIA worked on behalf of you to make sure the building industry was represented. [Local Advocacy, Broad Impact](#) highlights some of these efforts and how you helped. And in [Stretching Park Impact Fee Dollars](#) you can read about our most recent win at the county level.

Although direct advocacy is visible and immediate, long term policy change requires a higher level of involvement. Whether supporting candidates through financial contributions and efforts or opposing initiatives harmful to our industry, the Building Industry Group (BIG) is our political action committee tasked with making those changes. But, to succeed, it needs your support. Financial contributions are the lifeblood of a PAC and BIG is no different. Take a moment and find out what the BIG does; if you haven't, become a contributing member; offer or solicit an auction item for the upcoming auction; or just attend. Through your support, we will support home building in Clark County and help residents achieve their dream of home ownership.

### Stretching Park Impact Fee Dollars

After tabling a proposal to add trails to the equation used to calculate park impact fees (PIF) last month, the Clark County council passed a code change on Tuesday, February 12 allowing PIFs to be used for trails without increasing fees.

Although the BIA supports including trails as eligible projects for PIF funds, the previous method proposed by department staff caused concern. The proposal recommended adopting trail projects as a separate item in the PIF calculation in addition to current costs; an action that could presumably lead to increasing PIFs. [more](#)

## Local Advocacy, Broad Impact

Over the past year the BIA has been active in many jurisdictions advocating for the home building industry, often without fanfare. We do this to support you, our members, the industry, the Southwest Washington economy and our community.

This advocacy is dependent on your support in time, testimony, resources and advocacy. Without this we wouldn't have been able to accomplish what we did.

In May, Camas Community Development staff proposed an urban tree program that would have added substantial cost to home building in the city and in some cases impossible to comply with. Although the process had been ongoing for two years, with as the staff claimed, input from the development sector, none of our members knew of it. The development sector they referred to was one large property owner that may some day be interested in developing their property, not any current developers or builders. [more](#)

## Bills to Watch

As many of you are aware, there is a bill HB 1395 that propose to make direct contractors (those that have a contractual relationship with the end user) responsible for all wage obligation of subcontractors if they are fulfilling those obligations. In laymen's terms, if your sub doesn't pay the promised amount of wages, including benefits, to their employees you as the contractor are responsible. There are so many problems with this bill that they are too numerous to mention, but know that BIA and BIAW are actively working on it.

We are also following a bill that would allow cases filed incorrectly under the Land Use Petition Act to proceed. Although we have used LUPA to protect our interests this change would allow anyone to file a petition and it to move forward, seriously lowering the bar for detrimental petitions to receive judicial review, adding cost to all land use decisions and ultimately the price of housing.

A graduated REET bill has also surfaced that would levy an incrementally greater REET on properties based on dollar value. This would seriously affect land development and the real estate market, once again making the ability to transact business more onerous and costlier.

In addition, we are also following bills on short platting, universal healthcare, park maintenance impact fees, condo liability and over 100 more. [more](#)



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 for info.

360.694.0933

[ryan@biaofclarkcounty.org](mailto:ryan@biaofclarkcounty.org)

## Partnership



**Helping Clark County  
businesses take root,  
through website design  
& SEO services.**



## MEMBERSHIP

BIA of Clark County is the voice of the construction industry. We appreciate you for supporting our efforts and are fighting to keep the building industry strong! It's all about growing the Association in our 50th year. The bigger we are, the larger our voice!

360.694.0933  
[khall@BIAofClarkCounty.org](mailto:khall@BIAofClarkCounty.org)



**Karen Hall**  
Membership Director

## Rewarding Your Efforts!

We have 4 quarterly "spike" contests during the year. The top winner each quarter will receive a \$750 travel voucher for the 2020 International Builders Show in Las Vegas. Speaking of the Builders Show, when you recruit 2 members in a year you receive a pair of tickets to the big Spike Concert held during the show each year (this year it's the Goo Goo Dolls!).

The 1st quarter contest of 2019 ends at NOON on March 29th.

A little closer to home, we reward you with a Beverage Buck to redeem at dinner meetings for each new member you recruit.

## Tips for Success

We are confident in the value the BIA has to offer. Here are 3 easy steps for bringing your business associates the benefits of being a part of a larger force:

1. Tell your contacts about BIA and why you are a member.
2. Ask if Karen Hall can contact them with more information about benefits and the promote & protect message.
3. Send Karen their contact information – [khall@biaofclarkcounty.org](mailto:khall@biaofclarkcounty.org) or 360-694-0933.

**We are proud to celebrate 50 years of serving the building industry this year!**



## WELCOME New Members

- Affinity Homes LLC / Chuck Neibert
- Chris Smalley Const. LLC
- Clark County Paving Inc.
- Creamer Construction
- Custom Closets LLC
- Dreamline Inc.
- Fastech Solutions
- First Centennial Mortgage
- Forged Custom Homes
- H&L Underground
- Hollabaugh Bros. & Assoc.
- Lowe's - Lacamas Lake
- Lowe's - Vancouver
- Luxe Electric LLC
- Merritt Custom Homes
- Pyramid Heating & Cooling
- Solarity Credit Union
- Wapiti NW

## THANK YOU RENEWING MEMBERS

### 29 Years

DeWils Industries Inc.  
Clark Public Utilities  
Area Heating & Cooling  
Ek Plumbing Inc.

### 27 Years

Sunrise Gutter Service Inc.

### 26 Years

Universal Drywall and Construction

### 24 Years

LazerCrete Inc.

### 22 Years

Gale Contractor Services



## EVENTS

Interested in sponsoring a BIA event this year? Need help marketing to the industry or general public? We have solutions. Give me a call!

**360.694.0933**

[danielle@BIAofClarkCounty.org](mailto:danielle@BIAofClarkCounty.org)



**Danielle Kilian**  
Events Director

## Spring is coming...really!

While it might not feel like it, Spring will be here before we know it. Applications now being accepted for our first home show of the season--the New Homes Tour. During this 2-weekend show in June we highlight homes for sale across the county!

[Apply now](#) to include your properties in this marketing blitz.

Want your home to be a featured stop on the exclusive kick-off night at Chef, Hop & Vine? [Complete the CHV application](#) by March 29 for consideration.

## Playing for Sun

It seems like we are also dreaming about summer early this year, too. The BIA Membership Golf Tourney is almost half-way full already! If you want to golf with the gang, [sign up soon!](#)

We are seeking BIA members to sponsor the event and volunteers to join the Golf Committee and help plan the fun in the sun. For more info, email BIA Events Director, [Danielle Kilian](#).



**PARADE of Homes**

**February 28**  
**10 am**



**GROUNDBREAKING**

*Coffee Cart hosted by Fairway Independent Mortgage Corp.*

## THANK YOU RENEWING MEMBERS

### **21 Years**

Clark Regional Wastewater District

Dan Tapani Excavating LLC

### **15-19 Years**

Mather & Sons Pump Service

Team Construction LLC

North Fork Landscape Inc.

Prestige Development

### **5 - 9 Years**

HomeStreet Bank

Phoenix Excavating

Waste Connections

Columbia Litho Inc.

Soha Sign Co. Inc.

Gecho Homes

Accurate Concrete Cutting Inc.

Madden Industrial Craftsmen Inc.

Eastbank Contractor  
Appliances

Sunlight Electric Inc.

Tapani Inc.

Real Living The Real Estate  
Group/DebbieEhlers

Clark County Painting

### **1 - 4 Years**

Clark County Painting

Waverly Homes LLC

Grand-View Landscapes Inc.

ERS/Your Party & Event Center

Brabec Homes Inc.

Pacific Perks Coffee & Catering

Pacific Trim Panels

Pacific Residential Mortgage

GJY Homes

# Green Building Becoming the Standard for New Homes

Homes are increasingly being designed, constructed and operated toward the greener end of the construction continuum. And many of the design features associated with green building carry direct consumer benefits, such as greater comfort, lower utility bills, reduced maintenance and increased value.

Research by NAHB and others shows that many home buyers are interested in green.

NAHB's report, [Housing Preferences of the Boomer Generation](#): How They Compare to Other Home Buyers, asked home buyers across four generations — millennials, Gen

Xers, baby boomers, and seniors — what features they consider essential/desirable in a new home. Energy-efficient strategies, including ENERGY STAR appliances and windows and above-code insulation, made the most-wanted list and would positively influence the purchase decision of 80% or more of all home buyers.

NAHB's 2017 [Green Practices Survey](#), conducted to gather information on high-performance building practices used in 2016, showed that resource efficiency, site choice and lot design were the most challenging aspects of residential green building.

## OSHA Issues Final Reporting Rule

OSHA has issued a final rule eliminating a requirement that employers with 250 or more employees electronically submit information from certain OSHA forms.

These companies will no longer be required to [electronically submit](#) information on OSHA's Log of Work-Related Injuries and Illnesses form and Injury and Illness Incident Report form. They are, however, still required to electronically submit information from the Summary of Work-Related Injuries and Illnesses form.

## Construction Defect Win in Nevada

NAHB's Legal Action Fund scored another victory recently when a case it supported in Nevada, *Donnelly v. Anthony & Sylvan Pools*, resulted in a win for the building community.

The Nevada HBA, Southern Nevada HBA, and the Builders Association of Northern Nevada received a \$10,000 grant from NAHB's Legal Action Fund to file an amicus brief in support of a subcontractor who was sued by a non-home owner for injuries he sustained after diving into an in-ground backyard swimming pool.

The case represents the first substantive challenge to Nevada's construction defect reform law, which establishes a six-year period of repose for [construction defect](#) claims, including claims that result in personal injury. A statute of repose sets the outer limit on when a lawsuit may be filed.



## How Are Your Impact Fees Being Used?

Local governments sometimes [use impact fees](#) to pay for things unrelated to the fee's intended purpose.



Over the last 30 years, the Development Planning & Financing Group Inc. (DPFG) has been working with NAHB, HBAs and various home building companies in reviewing, critiquing, and determining the overall fairness and equity of the impact fees proposed by associated jurisdictions.

Over the last seven years, DPFG has conducted a number of in-depth audits of municipalities' fee programs and we can now conclude greater transparency and oversight are needed related to the expenditure of fees.

Most jurisdictions attempt to utilize fees for the intended purposes. There does, however, appear to be an almost uniform disconnect between the departments that prepare the fee study (e.g., manager, public works and finance departments) and the departments and/or personnel that collect and expend impact fees (accounting and public works departments).

In states with no fee audit requirement, DPFG's audits have found the misuse of impact fees in four general areas:

- Using fees to correct existing deficiencies.
- Using specific impact fees to fund non-authorized capital facilities.
- Using fees for the payment of non-capital assets.
- Using fees for the repair and maintenance of existing facilities.

## Portal Highlights Housing Data

NAHB's [housing portal](#) is a website that delivers a wide range of housing and polling data specific to congressional districts and major metropolitan areas.

Produced in cooperation with the polling firm Morning Consult, this tool enables builders to demonstrate to policy makers the importance of the housing industry.

### Residential Home Builders

[CLICK HERE](#)

for **Competitive Choices**

on  
**Builder's Risk**  
**General Liability**  
**Builders Warranty**  
and  
**Structural Warranty**  
insurance products

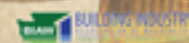


Return On Industrial Insurance  
**R.O.I.I.® Select**



Apply now for  
**R.O.I.I.® Select**  
1-800-228-4229 or  
[enroll@biaw.com](mailto:enroll@biaw.com)

**Make real change.**



Lara Hastings  
R.O.I.I.® Select Marketing Manager  
1-800-228-4229, ext. 171  
[lara@biaw.com](mailto:lara@biaw.com)