

FEBRUARY, 2024



NEWSLETTER

Affiliated With



**National Association
of Home Builders**



Make the most of your membership

EVENTS & OPPORTUNITIES

Your HBA membership offers so much value.

Council membership now includes Affiliate status - enabling you to benefit from three-in-one membership at local, state, and national levels. Professional Women in Building, Sales & Marketing Council, and Land Development Council all offer monthly programs for your professional enrichment. And with a calendar full of events, you have networking opportunities like never before!

Efforts at the national level demonstrate the clout your membership dues and voice bring to the table. Be sure to read about NAHB's Government Affairs top advocacy wins in 2023.

HBAGC membership grew by over 100 members in January alone! You're part of an incredible network of professionals. If you are looking to get more involved, now is the time!

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Installation & Awards

RECEPTION
SPONSOR



130 members attended our Annual Installation & Awards Reception in January. It was an evening dedicated to our Industry and Leadership! Past HBAGC President, Karla Knotts - Knotts Development, installed our 2024 President and Board of Directors.

Special guest, Mark Vitner of Piedmont Crescent Capital, presented an economic analysis to the audience. His forecast of a “softer than soft landing” covered interest rates, inflation, and a snapshot of the Charlotte-Gastonia-Rock Hill MSA.

In addition to our guest speaker, we recognized our Distinguished Builder and Associate Members of the Year, as well as Woman of the Year. It was a delight to see the genuine surprise this was to the honorees, but they were not prepared for the spotlight. We wanted to give them an opportunity to say a few words that they might not have been ready to say at the podium that night.

PWB Woman of the Year - Andi Dirkschneider Bliss, Brookline Homes

This prestigious award is presented to a Professional Women in Building Council Member who has provided outstanding service to the council, the community, and to the home building industry.

The Charlotte Chapter of the Professional Women in Building Council would not exist without her efforts and her spirit of never giving up. She has applied that same enthusiasm and commitment to the HBAGC Board of Directors. This member is also passionate about the future of our industry, and has dedicated countless hours of her time and expertise to workforce development initiatives at the local, state and national levels.

She has been a strong voice for women in our industry and has been working hard at the local, state and national level to advocate for change, education and awareness.



Installation & Awards Reception

Distinguished Associate Member of the Year - Suzanne Parker, The Charlotte Observer

I'm so humbled by this recognition. When past HBAGC Executive Officer, Kathryn Lewis, asked me to participate as a Presidential Appointee several years ago, I was nervous and felt pushed out of my comfort zone. Just prior to that my VP of Advertising asked me to add the real estate category to my area of expertise. Little did I know, I would absolutely love what I've been able to do with Home Builders of Greater Charlotte - the people I've met and in an industry near and dear to my heart growing up in eastern North Carolina.

My dad was a Home Builder and realtor in Fayetteville, NC. He tried many times to get me to consider working with him. I resisted being a 20-something year old trying to pave my way to do what I wanted to do. In 2008, my dad - Bob Measamer, was named North Carolina Realtor of the Year and was honored here in Charlotte. I was so very proud of his accomplishment for an industry he truly loved. He passed two years ago January 27, 2022. Dad retired from the industry earlier than he would have liked due to health challenges. I cannot thank Home Builders Association of Greater Charlotte enough for the opportunities of growth this position has afforded me, but more importantly the lifelong relationships I continue to build as a result.



Distinguished Builder Member of the Year - Bob Zweier, Saussy Burbank

I want to thank the HBAGC Board for recognizing me at the recent 2024 installation of officers. It was a complete surprise to me and a bit embarrassing as well. I certainly don't feel deserving but am grateful and appreciative nonetheless.

Serving on the Board for the past 13 years has been rewarding beyond measure. The homebuilding industry has been extremely good to me and the opportunity to give back in some small way has been both an honor and a real pleasure.

It is hard to put into words how much this recognition means to me, but the membership has my sincere thanks for honoring me with this award. I look forward to continuing work with like minded professionals who truly believe our efforts make a difference to our community, our homebuyers and all of our trade partners.



THANK YOU
EVENT SPONSORS



EGGS & ECONOMICS

Featured Program

GUEST SPEAKER

DR. KIPLAN WOMACK

Belk College of Business

At a breakfast program for the Professional Women in Building Council on February 8th, Dr. Womack presented findings from the 2023 State of Housing report produced by the Childress Klein Center for Real Estate.

The presentation was followed by an open dialog with the audience about the data he studies as an economist and what builders are experiencing in real time.

Discussion covered entitlements, permitting, surrounding municipalities and issues that might be impacting Builders from keeping up with the demand for housing.



LAND DEVELOPMENT COUNCIL

LUNCHEON MEETING

THURSDAY, FEBRUARY 8 | 12:00 TO 1:30PM

CANOPY BUILDING: 1120 PEARL PARK WAY, CHARLOTTE



The Land Development Council of the HBAGC welcomed Robbey Zink and Andrew Poindexter from Charlotte-Mecklenburg Stormwater Services on Thursday, February 8th.

Robbey and Andrew did a wonderful job in front of a packed (over 75 in attendance) house of industry professionals, diving into the specifics of new stormwater ordinances creating confusion and burdening infill development. It became apparent through the discussion, a more in-depth approach may be beneficial to both the development community and Stormwater Services. The LDC of HBAGC is working to facilitate a workshop where site specific cases could be reviewed and further questions answered.

Also at the meeting, **LDC Leadership made the call for interested LDC members to join a sub-committee specifically looking at duplex/triplex developments in the City of Charlotte.** Media outlets have been reporting on neighborhood opposition to higher density developments spurred by the new UDO and CoC Council has called for planning to draft a UDO text amendment looking into a single-family detached requirement for any residential development over 5 acres.

**Special thanks to our
meeting sponsor!**



For information about the Land Development Council, please contact Jen@hbacharlotte.com.

MILLIONAIRE BREAKFAST CLUB

FEB
13
2024

Sponsored by:



RESIDENTIAL REAL ESTATE LEGENDS

*What it Takes to be Successful in Sales,
Marketing, and Leadership*

Chuck Graham interviews his favorite sales manager, Lanny Horton about his growth from sales to management, including roadblocks, mistakes, and successes.

Don't miss this opportunity to gain valuable insights from these Residential Real Estate Legends.

Canopy Building

1120 Pearl Park Way
Room 101
Charlotte, NC

8:00am
Networking

8:30am - 9:30am
Presentation

SMC Members - \$30
HBA Members - \$50

*breakfast & coffee
provided*



Lanny Horton

GUEST SPEAKER



Chuck Graham

MODERATOR



RSVP NOW
[Online Registration](#)



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FEBRUARY

SUN	MON	TUE	WED	THU	FRI	SAT
				1	2	3
4	5	6	7	8 8:30 - 10am PWB Program 12 - 1:30pm LDC Program	9	10
11	12	13 8:00 - 9:30am SMC Program NCHBA Q1 Board Meeting	14 12:00 - 1:00pm PWB Leadership Committee	15 3 - 5:00pm Custom Const. Committee	16 10:00am Exec. Committee 10:30 - 11:30am HBAGC Board of Directors	17
18	19	20 2:00 - 3:00pm Membership Committee	21	22 4:30 - 6:30pm Membership Social	23	24
25	26	27 NAHB IBS Feb 27 - 29, 2024 Las Vegas	28	29		

Visit our online Calendar for details and Event Registration!

www.hbacharlotte.com

Don't miss our Member Social this month!

Join us at Charlotte's best neighborhood bar.
Drop in and enjoy appetizers and networking
with your fellow members.

~ \$20 per person, Cash Bar
Register Online
www.hbacharlotte.com/events

MEMBER

4:30PM
TO
6:30PM



THUR
FEB 22
2024

SOCIAL

M A M E D E A D L I N E

W E  M A M E

S U B M I T Y O U R
E N T R I E S B Y
V A L E N T I N E ' S D A Y
F O R E A R L Y B I R D
P R I C I N G !



E A R L Y B I R D D E A D L I N E



FOR MORE INFO EMAIL
JEAN@HBACHARLOTTE.COM

Save the Date!

The Home Builders Association of Greater Charlotte in cooperation with the Gaston Association of Realtors is hosting three top national Housing Economists and Forecasters. Presenters will discuss the housing outlook and forecast for the US with an emphasis on Gaston County.

This is an incredible opportunity to hear a detailed forecast for one of the hottest home building spots in our region!

Moderator: Patrick Mumford –
President, Gaston Business Association

Scan QR to register for free!



Guest Speakers:

- Dr. Lawrence Yun: Chief Economist, National Association of Realtors
- Dr. Yongqiang Chu: Director of Childress Klein Center for Real Estate, Professor of Finance at UNC-Charlotte Belk College of Business
- Danushka Nanayakkara-Skillington: Asst. VP of Forecasting & Analysis, National Association of Home Builders

TOPGOLF SOCIAL

PWB COUNCIL INVITES YOU TO

JOIN US FOR A ROUND OF TOPGOLF!

Thursday
March 7, 2024

Noon - 3:00 PM

TopGolf - University
9110 Drivers Way
Charlotte, NC

Enjoy lunch, networking, and
3 hours of fun games.

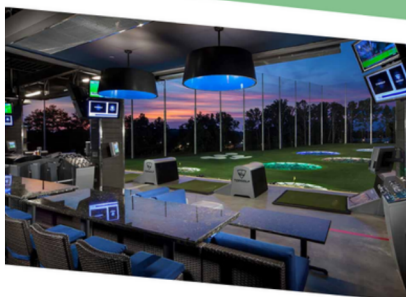
Portion of event proceeds
goes to the PWB Council's
Annual Construction Camp
for Girls.

FEES : \$100 PER PLAYER

*Sign up a full team of 6 or
individual player*



**TO SPONSOR OR PLAY,
REGISTER ONLINE**





NAHB at Work: Advocating for Housing

NAHB's Government Affairs Team Posts Key Wins for Our Members in 2023

In a year of hyper-partisan gridlock that produced less than two dozen bills enacted into law (the fewest number in decades), NAHB was able to establish a formidable presence on Capitol Hill and move the ball forward on a number of high-priority legislative objectives.

Congressional Hearings: A Quick Start Out of the Gate

In a sign of NAHB's clout, the association was front and center at two congressional hearings at the start of the new Congress.

[NAHB Chairman Alicia Huey on Feb. 8 testified before House lawmakers](#) on the Biden administration's new waters of the U.S. (WOTUS) rule, calling it "fatally flawed" and urging lawmakers to direct the Environmental Protection Agency to implement a new durable and practical definition of WOTUS. [Texas builder Frank Murphy testified before the House Small Business Committee against the WOTUS rule](#) on March 8, and these efforts led to both the House and Senate using a rarely used Congressional Review Act to pass a joint resolution of disapproval [calling on Biden to rescind the WOTUS rule](#).

On Feb. 9, [Chief Economist Robert Dietz testified before the Senate Banking Committee](#) on the barriers the industry faces to increase the production of quality, affordable housing. Dietz said that boosting housing production is the best way to ease the affordability crisis and called on Congress to pass legislation to alleviate supply-side bottlenecks, ease burdensome federal regulations and promote careers in the skilled trades.

From February through November, NAHB testified before Congress six times on a host of issues of importance to the housing industry, including the need to:

- Help builders boost the housing supply to ease growing housing affordability challenges;
- Repeal inefficient regulatory rules; and
- Speed up permit approval times.

Legislative Conference Yields Key Wins

On June 7, more than 700 NAHB members participated in our [annual Legislative Conference](#) and went to Capitol Hill to discuss critical housing issues with their lawmakers. At the top of the agenda was the need to:

- Increase the production of distribution transformers and oppose efforts by the Department of Energy (DOE) to increase the energy conservation standards for the production of transformers because it will severely exacerbate the current supply shortage.
- Curb excessive regulations that are harming housing affordability.
- Take a stand against excessive energy codes and repeal \$1 billion in grants provided to state and local governments to adopt updated energy codes that are more costly and restrictive.
- Support job training programs to help ease the construction industry's severe workforce shortage and to fully fund the Job Corps program, which is a vital source of skilled labor for our industry.

It is no coincidence that one week after the Legislative Conference, the [House approved the REINS Act](#). The legislation would restore meaningful congressional oversight to regulatory rulemaking by requiring Congress to approve all federal agency regulations that have an annual economic impact of \$100 million or more.

Gas Stoves

- Again, days after the Legislative Conference, the [House approved two NAHB-supported gas stove bills](#) that would defend consumer access to gas stoves and ensure that Americans have the option of using natural gas to fuel their homes.

Transformers

- On June 15, Rep. Richard Hudson introduced the Protecting America's Distribution Transformer Supply Chain Act (H.R. 4167), which would repeal the DOE's authority to implement or enforce any energy efficiency standards for distribution transformers for the next five years. [Thanks to NAHB's efforts, the House Energy and Commerce Committee passed H.R. 4167 in December.](#)

**NAHB AT WORK:
ADVOCATING FOR
HOUSING IN 2023**

FEDERAL SUCCESSES

**6 CONGRESSIONAL
TESTIMONIES**
Before both Senate and House
committees.
Key Issue: WOTUS - Housing Affordability
- Overreaching Regulations

700+ NAHB members
held 300 individual meetings
with their lawmakers during the
2023 Legislative Conference.

LEARN MORE AT [NAHB.ORG](https://www.nahb.org)

- The Senate Appropriations Committee in July passed language that includes \$1.2 billion in supplemental funding to boost the production of distribution transformers.
- And at NAHB's urging, [47 bipartisan senators on June 1 sent a letter to DOE Secretary Jennifer Granholm](#) that called on the DOE not to move forward on its proposed transformer rule because it will exacerbate an already acute supply chain shortage.

Codes

- NAHB was able to get two bills passed in the House — the [Lower Energy Costs Act](#) (H.R. 1) and the [Limit, Save, Grow Act of 2023](#) (H.R. 2811) — that would repeal the \$1 billion energy code grant program. [Companion legislation](#) to H.R. 2811 (the Homeowner Energy Freedom Act, S. 2806) was introduced in the Senate in late summer.
- At NAHB's urging, the House on Dec. 11 passed the Promoting Resilient Buildings Act (H.R. 5473), which would allow [FEMA to consider whether a jurisdiction has adopted one of the two latest editions of building codes, rather than just the single latest edition](#), when awarding funds from its pre-disaster mitigation program.
- NAHB continues to pursue legislative solutions to prevent a proposed rule that sets the 2021 IECC as the minimum energy standard for HUD- and USDA-financed new construction housing. [Twenty-six senators sent a letter to HUD Sec. Marcia Fudge and USDA Sec. Tom Vilsack](#) urging them to reconsider this proposal, and legislation to prevent implementation of this rule was narrowly defeated in the Senate.

Tax Policy

- The House and Senate on May 11 introduced the [Affordable Housing Credit Improvement Act](#), legislation that would improve the Low-Income Housing Tax Credit and allow builders to increase production of badly needed affordable housing. This bill garnered the most bipartisan support of any tax bill in this current session of Congress.

Workforce/Labor

- The House Committee on Education and the Workforce on Dec. 12 approved [NAHB-supported legislation \(A Stronger Workforce for America Act, H.R. 6655\) that would reaffirm congressional support for Job Corps and help address the nation's skilled labor shortage](#). NAHB also fought for Job Corps funding through the appropriations process.

State and Local: NAHB Gives Nearly \$300,000 to 18 HBAs in 2023

While NAHB has established a well-deserved reputation on Capitol Hill as an elite power player that wields influence to get pro-housing bills introduced and passed, the association's [Intergovernmental Affairs team is also delivering concrete results](#) by fighting every day on

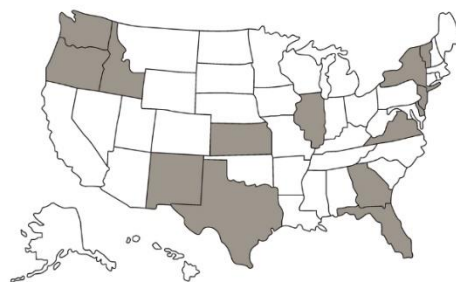
behalf of our state and local home builders associations on major issues that affect our members' bottom lines. In 2023, NAHB tracked 360 housing-related bills across all 50 states.

Through its [State and Local Issues Fund](#), which provides financial assistance to HBAs involved in advocacy efforts on issues affecting the affordability of homeownership, NAHB distributed \$298,000 to 18 HBAs in 14 states during 2023. Here are a few notable success stories:

- The HBA of Delaware worked to overcome potential mandatory fire sprinkler installation requirements in all new construction in New Castle County, Del., which would have added thousands of dollars to the cost of a home.
- NAHB helped the HBA of Greater Portland to [defeat a ballot measure that would have established a countywide 0.75% capital gains tax](#) to fund a tenant resource program designed to provide legal representation for tenants in eviction proceedings.
- The HBA of Greater Austin worked with the Austin City Council to pass new code amendments for the first phase of the ["Home Options for Middle-Income Empowerment"](#) Initiative. The approved code amendments are among a series of updates to the city's [Land Development Code](#), which governs land-use regulations in Austin, intending to provide more housing types and increase housing supply within single-family zoned areas of Austin.

NAHB AT WORK: ADVOCATING FOR HOUSING IN 2023

STATE AND LOCAL SUPPORT



\$298,000

DONATED TO 18 HBAs IN 14 STATES THROUGH
NAHB'S STATE AND LOCAL ISSUES FUND

BUILD-PAC GEARS UP FOR 2024 ELECTION



More than halfway to
\$3.25 million goal
As of December 2023



42
BUILD-PAC fundraisers
held across the U.S.

LEARN MORE AT [NAHB.ORG](https://www.nahb.org)

BUILD-PAC

[BUILD-PAC, NAHB's political action committee](#), helps elect the most qualified pro-housing, pro-business candidates to Congress. By supporting Democratic and Republican candidates, BUILD-PAC opens doors on Capitol Hill and ensures housing remains a top priority in Washington.

As we look to the pivotal 2024 November elections, BUILD-PAC at the end of 2023 was more than halfway to its goal of raising \$3.25 million for pro-housing candidates in this election cycle.

Thank you to our 2024 Annual Partners

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