

# Building Blocks

December  
2016

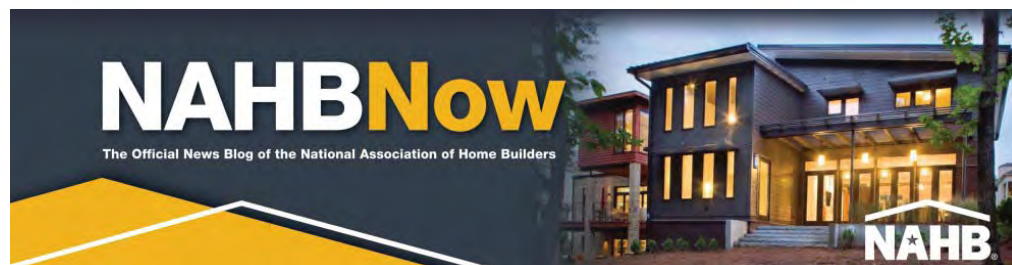
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## Safety Violations Lead to Hefty Fines for Framing and Roofing Companies

*NAHB – Filed in Labor, Safety and Health on November 30, 2016*



Region-Wide Local Emphasis Program, which allows the agency to conduct inspections of residential construction worksites under the jurisdiction of Federal OSHA.

For example, recently:

- In late November, OSHA issued a press release about a Florida framing contractor who now faces \$360,000 in fines for fall-related safety hazards and other safety violations. OSHA cited the company after repeatedly observing

Based on recent news releases pushed out by the Occupational Safety and Health Administration (OSHA), framing and roofing companies (especially those that have already been cited and/or fined) should be increasingly diligent about following safety and health regulations.

OSHA's enforcement of fall protection violations seems to have picked at the recent renewal of its

### In This Issue ...

**Not Enough Construction Workers Holding Back Housing Market**

**OSHA – Find It & Fix It ... Before OSHA Does**

**Special Section: What do the Election Results Mean for Housing?**

**Holiday Wishes & More!**

*(Cover Story – continued on page 9)*





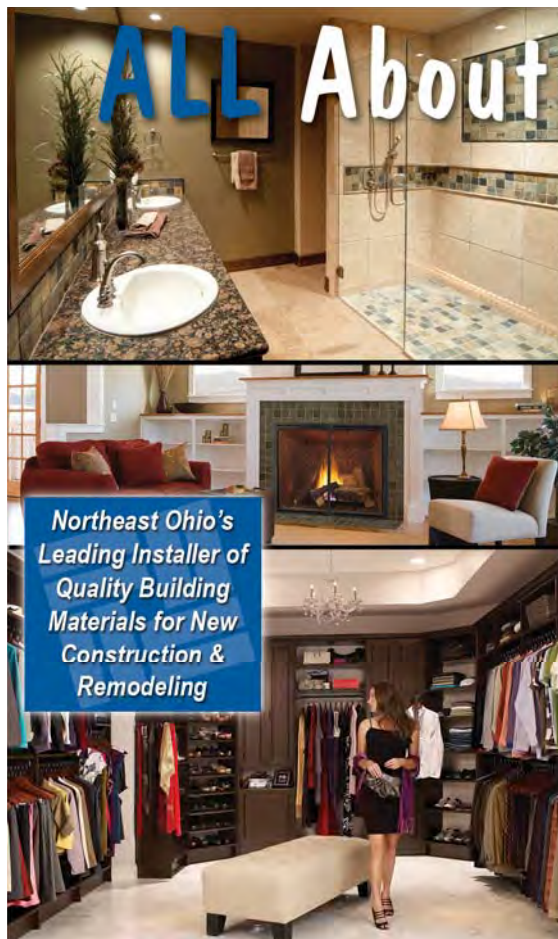
Kenneth Cleveland	1,060*
Calvin Smith, Life Dir.	594.5
John Sumodi	153.5
Bob Knight	93.5
Russ Sturgess	29
Doug Leohr	24
Mark Zollinger	1
Ed Belair	7
Greg Thomas	3.5
Dave LeHotan	3
Mike Hudak	3
Todd Scott	2.5
Ted Curran	2
Todd Folden	1.5
Sean Smith	1

Above list has been updated via the most current NAHB Spike Club Roster Report  
 \*Current Life Spike status



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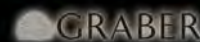
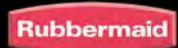
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**NOTE: HBA Email Changes**

Sharon is now:

[sharonb@medinacountyhba.com](mailto:sharonb@medinacountyhba.com)

General email is now:

[moreinfo@medinacountyhba.com](mailto:moreinfo@medinacountyhba.com)



**The *Financial*  
Forecast** will be held  
**February 8, 2017**  
at Pat O'Brien's  
Chevrolet in  
Medina. Watch for  
more details on this  
important meeting.

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**7 out of 10**

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7/10 - Source: US Census Bureau 2010-2014  
American Community Survey 5-Year Estimates



## From the Executive Director

Members and Friends:

From all appearances, we appear to have had a pretty solid year for building. A lot to be thankful for. You need to be prepared for 2017 so be sure to attend our upcoming Financial Forecast that will be held Wednesday, February 8, 2017 at Pat O'Brien's Chevrolet in Medina. Watch your email for more details and to RSVP.

I would also like to take this opportunity to thank our associate members for their support this year for our golf outing and our spring and fall Parade events. Your participation and assistance has helped make all of these highly successful and has positively impacted our industry and our builder members. Thank you again for your support and contribution.

I wish everyone a wonderful and safe holiday with your families. Let me know if I can be of any further assistance. I look forward to seeing all of you next year.

Respectfully:

Dave LeHotan  
Volunteer Executive Director



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## LOTS AND ACREAGE

### BATH TOWNSHIP – Revere Schools

**Four Seasons S/L 17 Shade Rd:** **FREE GAS**, 3.8 acres, well/septic. Wooded, horses permitted. **\$126,900.** Gary Stouffer 330-835-4900.

**4322 Shaw Rd Lot 58:** 1.56 acres, 231x259. Well/septic. **\$197,500.** Gary Stouffer 330-835-4900.

**V/L N Revere & Sourek:** 6 acres. Well/septic. **\$249,000.** Mike Stoerckel 330-701-4426.

**4875 Stonehedge:** 3+ acres. Lake front property. Well & septic. **\$250,000.**

### AKRON / ELLET

**V/L Canton Rd:** 2.5 acres wooded/cleared. Zoned residential/office limited use. Public water/sewer. **\$55,000.** Gary Stouffer 330-835-4900.

### BRUNSWICK

**1499 S. Carpenter Rd.:** 6+ acres. Proposed commercial. Prime acreage at 303 & I-71 intersection. **\$1,200,000.** Mike Stoerckel 330-701-4426.

### CHAGRIN FALLS – Kenston LSD

**S/L 30 Hawksmoor Way:** 2.7 acres, 329x439, water view. Wooded lot. Private sewer/well. **\$119,900.** Gary Stouffer 330-835-4900.

### COPLEY

**4520 Medina Rd:** 2.21 acres across from AGMC Wellness Center - Office/Professional. **\$300,000.**

**V/L Medina Road – COMMERCIAL – \$150,000.**

### DOYLESTOWN

**16216 Galehouse:** 3.5 acres. Chippewa Schools. Public water, septic. Beautifully wooded & elevated views. **\$67,500.** Mike Stoerckel 330-701-4426.

### FAIRLAWN – Copley/Fairlawn Schools

**V/L 93 & 94 Ghent Rd:** 9.8 acres. Open, rolling, lake, public water, sewer. **\$1,300,000.** Gary Stouffer 330-835-4900.

### GRANGER – Highland Schools

*Western Reserve Homestead: Restrictions – 2200 sq.ft. min. Ranch / 2500 sq.ft. 2-story.*

**S/L 7 Windfall Rd.** 2 acres, flat lot. Well/septic. South of Granger Rd. Minutes from 71/271. **\$69,900.**

**S/L 9 Granger Rd.** 2.85 acres, flat lot. Highland LSD. Well/septic. South of Granger Rd. Minutes from 71/271. **\$49,900.** Gary Stouffer 330-835-4900.

**Millers Meadow: 1 lot remaining** with scenic view. 5 acres with bank barn. Bring your builder. Public water with tap-in paid. Minutes from 71/271/77. **\$145,000.** Gary Stouffer 330-835-4900.

### HINCKLEY – Highland Schools

**S/L 38 Northern Light Circle:** 4+ acre wooded. Cul-de-sac, lakefront. Well/septic. **\$325,000.** Gary Stouffer 330-835-4900.

**River Rd: Ravine, Creek, Waterfall.** Over 7 acre wooded lot. Pick a spot on your own private park to build. Borders Hinckley Hills Golf Course to East. Between 403 and 417 River Rd. **\$134,900.** Ryan Shaffer 330-329-6904 and Gary Stouffer 330-835-4900.

### KENT

**Lincoln Commons:** 2 lots remain. Cul-de-sac in unique urban renewal community surrounded by amenities & walking distance to University/Downtown Kent. Public water/sewer. No HOA. Bring your own builder. 1200 sq.ft. for ranch, 1600 sq.ft. for 2-story. **\$37,500 each.** Gary Stouffer 330-835-4900 and Ryan Shaffer 330-329-6904.

**V/L Newcomer Rd:** 63 acres. **\$595,000.**

### LAKE MILTON

**V/L Ellsworth Rd:** 5 acres. Level, wooded, septic, well. **\$47,500.** Ryan Shaffer 330-329-6904.

### MEDINA

**Fox Meadows Country Club:**

**173 Hounds Run:** .5 acres. City water/sewer. **\$40,000.**

**222 Maidstone Lane:** .5 acres. City water/sewer. **\$60,000.**

**226 Maidstone Lane:** .5 acres. City water/sewer. **\$60,000.**

**6464 Aberdeen:** .5 acres. City water/sewer. **\$65,000.**

Mike Stoerckel 330-701-4426

### MONTVILLE

**Maplewood Farm Development** offers 7 beautiful lots, 2+ acres each, Medina Schools and septic approved starting at **\$39,000.** Tom Boggs 330-322-7500 or Gary Stouffer 330-835-4900.

### PALMYRA TWP

**V/L Jones Rd:** 5 acres. Level, wooded, septic, well. **\$39,900.** Ryan Shaffer 330-329-6904.

### RICHFIELD – Revere Schools

**5301 Everett Rd.:** 12+ acres, treed lot with pond. Well, septic. **\$225,000.** Gary Stouffer 330-835-4900.

**Glencairn Forest:** Lots ranging from **\$75,000 to \$255,000.** Breathtaking views. Scenic waterfalls, babbling brooks, lakes, stunning homes. Water/sewer, tennis courts, playground. Easy access to 77 & 271. **Laura Horning Duryea 330-606-7131 and Gary Stouffer 330-835-4900.**

### SHARON TWP – Highland Schools

**7595 V/L Beach Road:** Approx. 200 acres located in Sharon Twp, 7595 Beach Rd. contains 81.94 acres. The farm house with 2 acres is not included but is for sale. Total of 3 parcels. Public water, septic, well. All info subject to all government approvals. **Gary Stouffer 330-835-4900.**

**Blue Ridge Estates Lots 15, 38 & 52.** Great opportunity to build in privacy & seclusion, 2+ acre lots in Highland SD, septic/well, cleared & ready to build. **Lot 52 \$75,000.** **Corner lot 15 \$69,500.** **Lot #38 \$75,000.** Ryan Shaffer 330-329-6904 or Gary Stouffer 330-835-4900.

**Sharon Hts Development:** 2+ acre private lots featuring lake, wooded lots, & rolling hills to create your own dramatic backdrop. Many w/walkout potential. Minutes from 71/76. Bring your own builder. Well/septic. Starting at **\$62,650.** Ryan Shaffer 330-329-6904 or Gary Stouffer 330-835-4900.

### SPRINGFIELD TOWNSHIP

**V/L Pepper Hill Circle:** 3 lots on cul-de-sac. Water/sewer. **\$17,400 each.**

**V/L N Columbine:** 1 lot at entrance. Water/sewer. **\$22,400.** Kelly Vrba 330-819-0144.

### STRONGSVILLE

**V/L Shenandoah Ridge Oversized:** Private lot w/wooded backyard on dead end street. **\$39,900.** Gary Stouffer 330-835-4900.

### WADSWORTH

**575 Messina Dr. S/L 12:** Stunning 3 acre lot in Tramonte Orchard Estate. Walkout - septic/well. Treed. Sloped w/pond. Bring your own builder. Highland Local Schools. **\$225,000.** George Leidy 330-714-3878.

**Quail Lake Farms 10333 S/L 33 Quail Lake Circle:** Level lot on cul-de-sac. Backs up to small pond. Sewer/well. Doylestown mailing address. **\$99,000.** Gary Stouffer 330-835-4900.

### UNIONTOWN – Green Schools

**Green Ridge Estates: 122x165 corner lot.** Public water/sewer. **\$38,500.** Gary Stouffer 330-835-4900.

Tom Boggs –  
[tomboggs1@gmail.com](mailto:tomboggs1@gmail.com)

Laura Horning Duryea –  
[LauraDuryea@stoufferrealty.com](mailto:LauraDuryea@stoufferrealty.com)



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# Thank you **Ken Cleveland** For Continuing to **Make a Difference** on Behalf of the **Medina County HBA!**

Ken Cleveland recently made another very generous donation to the Medina County Home Builders Association.


Ken is a charter member of our association and one of the founding fathers which helped create the Medina County HBA back in 1973 - 42 years ago. Ken Cleveland is our top spike member and has shown unending support for our association and all it stands for. Without his support over the years, the organization may not have survived - for which we are grateful!

We congratulate Ken Cleveland for his continued support of our Association and sincerely thank him for his generous donations. This helps to continue the momentum of growth of our organization and helps us make a difference in our community. ■





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# *What's Holding Back the Housing Market? Not Enough Construction Workers*



## **Builders can't buy enough workers to get the job done.**

From Fortune.com

The drumbeat of hammers echoes most mornings through suburban Denver, where Jay Small, the owner of company that frames houses, is building about 1,300 new homes this year.

That's more than triple what he built a few years ago, when "you couldn't buy a job" in the residential construction industry, he said.

Now, builders can't buy enough workers to get the job done.

Eight years after the housing bust drove an estimated 30% of construction workers into new fields, homebuilders across the country are struggling to find workers at all levels of experience, according to the National Association of Homebuilders. The association estimates that there are approximately 200,000 unfilled construction jobs in the U.S. – a jump of 81% in the last two years.

The ratio of construction job openings to hiring, as measured by the Department of Labor, is at its highest level since 2007.

"The labor shortage is getting worse as demand is getting stronger," said John Courson, chief executive of the Home Builders Institute, a national nonprofit that trains workers in the construction field.

The impact is two-fold. Without enough workers, residential construction is trailing demand for homes, dampening the overall economy.

And with labor costs rising, homebuilders are building more expensive homes to maintain their margins, which means they are abandoning the starter home market. That has left entry-level homes in tight supply, shutting out may would-be buyers at a time when mortgage rates are near historic lows.

Nationwide, there are 17% fewer people working in construction than at the market peak, with some states – including Arizona, California, Georgia

*(Labor Shortage - continued on page 10)*

## **2017 Dates To Remember**

**January 10-12, 2017**

**NAHB International Builders**

**Show – Held in Orlando, FL**

- visit [www.nahb.org](http://www.nahb.org) for all the details and to register.

**February 8, 2017**

**Annual Financial Forecast**

– Held at Pat O'Brien's

Chevrolet in Medina - watch for details

**May 6–21, 2017**

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**Homes dates – Watch for more details on this event.**



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employees working at heights of up to 22 feet without fall protection. In late September, OSHA fined a New Jersey contractor \$291,997 for failing to provide fall protection for employees at four Lehigh Valley worksites, and 13 other safety violations.

- A Syracuse roofing contractor with a history of safety violations was fined \$96,000. In early September, inspectors found employees working atop a residential roof up to 20 feet without fall protection. They also found an additional fall hazard created by a roof access ladder that did not extend at least 3 feet above the roof's edge for required stability. OSHA previously cited the company for similar hazards at other roofing jobs.

- In late September, two unrelated companies (roofing and framing) received fines over \$200,000 for repeat safety violations. During site inspections for both companies,

employees were observed performing roofing and framing activities without fall protection. In the same month, another roofing company was fined a little over \$60,000 for failing to work crews with fall protection.

"The company can easily eliminate the hazards by using readily available and reusable personal protective equipment, or by making simple modifications to its work practices, yet it continues to expose workers to dangerous conditions. This will not be tolerated by OSHA," said Jean Kulp, director of OSHA's Allentown, Pa., area office, in a press release.

Inspections under OSHA's Regional Emphasis Program on Falls in Construction are ongoing. Protect your workers and your investment by developing a safety training program, learn more about fall protection safety or take a look at these resources that can help new employees get up to speed. ■

# Member News

## New Builder Member

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Phone: (614) 866-3318

Email: rdiyanni@diyannihomes.com

Website: www.diyannihomes.com

Sponsor: John Sumodi

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and Missouri – seeing declines of 20% or more, according to data from the Associated General Contractors of America.

The labor shortage is raising builders' costs – and workers' wages – and slowing down construction.

Small, the Denver builder, estimates that he could construct at least 10% more homes this year if he had enough workers. But he remains short-staffed, despite raising pay to levels above what he paid during the housing bubble a decade ago.

"It's getting to the point where you're really limited in what you can deliver," Small said. "We lost so many people in the crash, and we're just not getting them back."

#### HIGHER COSTS

The average construction cost of building a single family home is 13.7% higher now than in 2007, even as the total costs of building and selling a house – a figure that includes such items as land costs, financing and marketing – are up just 2.9% over the same period, according to a survey by the National Association of Homebuilders.

The problem is accentuated by strong demand for newly constructed homes, with sales reaching a nine-year high in July.

Private companies say that they are having a hard time attracting workers, and they are often forced to give employees on-the-spot raises to prevent them from going to competitors. Carpenters and electricians are often listed as the most in-demand specialties.

Tony Rader, the vice president of Schwob Building Company, a general contractor in the Dallas area, said his company has started handing out flyers at sporting events, churches and schools in hopes of luring more people into the field.

"The biggest problem I face every day is where are we going to find the people to do the work," he said, adding

that it's becoming increasingly common for his company and others to turn down projects.

Dallas contractors are fighting over the limited supply of workers as three major mixed-use projects are going up right next to each other on the so-called "\$5 billion mile" in Frisco, a northern suburb. Meanwhile, the metropolitan area is adding about 30,000 newly built homes annually.

With fewer workers, contractors are becoming wary of signing new work contracts, especially as many of them include fines for not completing a job by a designated date.

"I've got two lawsuits right now where it may cost us mid-six-figures because there's not enough labor out there to get it done," said one contractor in the North Dallas area who declined to be identified.

Lawyers in hot residential markets say that it is becoming increasingly common for construction companies to try to negotiate for more time.

"Subcontractors are having a hard time staffing up," said Edward Allen, a Denver attorney who said he has seen more lawsuits over project delays in the past two years.

Colorado alone will need 30,000 more workers in the construction field in the next six years, a number that does not account for those who will retire, according to a study by the Association of General Contractors.

The state passed a bill last year pledging \$10 million over three years to fund free training for plumbers, electricians and carpenters.

Yet Michael Smith, who heads a Denver-based nonprofit that administers the training, said that he can't fill the seats. High schools are focused on preparing students for college, ignoring those that may be better suited for vocational work. Students may be put off by construction's reputation as a dangerous, cyclical field, he said.

"We've so demonized working with your hands in this country," he

*(Labor Shortage - continued on page 13)*



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said. "We've got a booming economy, and we can't keep up with the pace of growth."

Students who go through the four-week program are all but guaranteed a job paying \$16 an hour or more immediately, with the possibility of commanding \$80,000 or more in annual income after five years without taking on any student debt, he said.

On-the-job training is also a common path for new workers. Eduardo Salcido - a 25-year-old concrete finisher working at a 232-home Toll Brothers subdivision going up in the Denver suburb of Broomfield - said that he received on-site training after entering the construction field as a painter.

He has earned one raise since beginning the training two years ago and is now certified as a semi-skilled finisher.

"The money's not bad," he said.

Homebuilders are increasingly desperate to bring back in fully skilled laborers such as Greg Lewis, a 43-year old journeyman carpenter in St. Louis. After struggling to find work in 2010, Lewis started making leather goods at home and selling bags, belts and wallets online. He now operates his business full-time under the name Made Supply Co.

Even though he's making less than he did in construction, Lewis is not tempted to go back into a field that is marked by job insecurity, he said. His former co-workers have gone on to work in warehouses or a local General Motors plant, and most are choosing not to return to their old jobs even as contractors offer higher wages.

"Guys couldn't wait around for their next job, and now they don't want to go back to a field that could turn on them," he said. "It's either hot or cold, and you just can't trust it."



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## Find It and Fix It ... Before OSHA Does

*Filed in Labor, Safety and Health on November 28, 2016*

Jobsite inspections are a key component of any safety and health program. The responsibility of identifying and correcting hazards extends to every supervisor and worker at the company.

The Occupational Safety and Health Administration (OSHA) requires employers to conduct regular, day-to-day inspections of their jobsites, materials and equipment. The consequences of not having safety procedures in place could potentially result in serious injury or even death. It could also lead to thousands of dollars in fines and increased insurance costs.



Those whom the employer designates to conduct the inspections should be competent enough to know the applicable safety standards and identify various hazards in the workplace. These individuals should also have the authority to take appropriate action. Specific requirements must also be met for some of OSHA's standards as well, such as those for scaffolding and trenching.

Anytime a potential safety hazard is identified by the supervisor responsible for inspecting the jobsite — or it is identified by workers, subs, vendors or invited visitors — the hazard must be evaluated immediately and appropriate action must be taken.

Immediate action can include:

- Evaluating the potential hazard and correcting it, if possible
- Notifying all those who could be at risk to avoid the hazard

- Contacting the designated person or safety coordinator to either fix the hazard or determine if no action is necessary

Finally, supervisors and safety coordinators should be responsible for documenting all of their findings from safety inspections and possible safety violations found by others.

For additional information and resources for developing a comprehensive safety program, take a look at the NAHB Construction Safety Program Toolkit. ■

*Happy Holidays  
to all our Members  
from the Medina  
County FBA!*



*We appreciate your  
membership and  
support and wish  
you and your family  
the Merriest of  
Holidays this year!*



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# Trump Wins the White House

**Republicans Hold the Senate and House**

## What do the Election Results Mean for Housing?

One of the most divisive election campaigns in our nation's history is finally over. Defying pollsters and election prognosticators, the Republicans, now led by President-elect Donald J. Trump, control the White House and both chambers of Congress for the first time since 2005-2006.

While the House was predicted to remain in GOP hands, the fate of the Republicans' four-vote majority in the Senate was very much in doubt. Despite the unbalanced Senate map, the GOP held on to its majority by at least two seats. Still, judging by the electoral vote, the nation remains deeply divided. Lacking a 60-vote veto-proof super majority in the Senate, Republicans will have to work with the Democratic minority to advance their legislative agenda.

For NAHB, this presents great opportunities. Our association has a long-standing tradition of reaching out to both sides of the political aisle to work on important housing issues that affect the livelihood of our members and millions of households across the land.

When the new Trump administration celebrates its inaugural and members of the 115th Congress convene in Washington early next year, we know there will be plenty of unfinished housing business, and we plan on being there to make sure they get the job done.

We need to reduce the costly burden of excessive government regulation. We need to ensure that any tax reform efforts protect small businesses and recognize the

importance of vital housing tax incentives such as the mortgage interest deduction and the Low Income Housing Tax Credit. We need to ease tight credit conditions for home buyers and ensure small businesses can get loans. We need to advance comprehensive housing finance reform with the federal government acting as a backstop in times of crisis to protect the 30-year mortgage and bring private capital back into the marketplace.

During this campaign, NAHB took unprecedented steps to elect pro-housing candidates to Congress by elevating housing as a national issue. NAHB honored deserving

We need to reduce the costly burden of excessive government regulation.

members of Congress with Defender of Housing awards, and for the first time endorsed congressional candidates for office. We will be visiting our old friends in the Congress and meeting new advocates to ensure that we translate our political support for them into legislative accomplishments that will benefit the entire nation.

While the 2016 elections have brought new leaders to the forefront, NAHB remains steadfast in its mission to keep housing a national priority and to seek common ground on which our nation can build a brighter future.

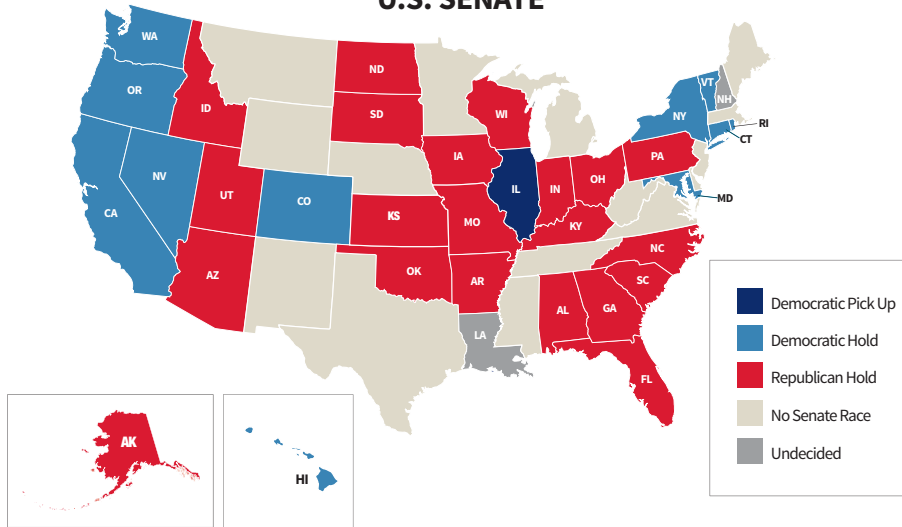
**Jim Tobin**

Executive Vice President  
Government Affairs and Communications





## U.S. SENATE



### REP. HOLD

AK: Murkowski  
AL: Shelby  
AR: Boozman  
AZ: McCain  
FL: Rubio  
GA: Isakson  
IA: Grassley  
ID: Crapo  
IN: Young (*Coats retiring*)  
KS: Moran  
KY: Paul  
MO: Blunt  
NC: Burr  
ND: Hoeven  
OH: Portman  
OK: Lankford  
SC: Scott  
SD: Thune  
PA: Toomey  
UT: Lee  
WI: Johnson

### DEM. HOLD

CA: Harris (*Boxer retiring*)  
CO: Bennet  
CT: Blumenthal  
HI: Schatz  
MD: Van Hollen (*Mikulski retiring*)  
NY: Schumer  
NV: Cortez Masto (*Reid retiring*)  
OR: Wyden  
VT: Leahy  
WA: Murray

### DEM. PICK UP

IL: Duckworth

### UNDECIDED

LA: Kennedy (R) - Campbell (D)  
NH: Ayotte (R) - Hassan (D)

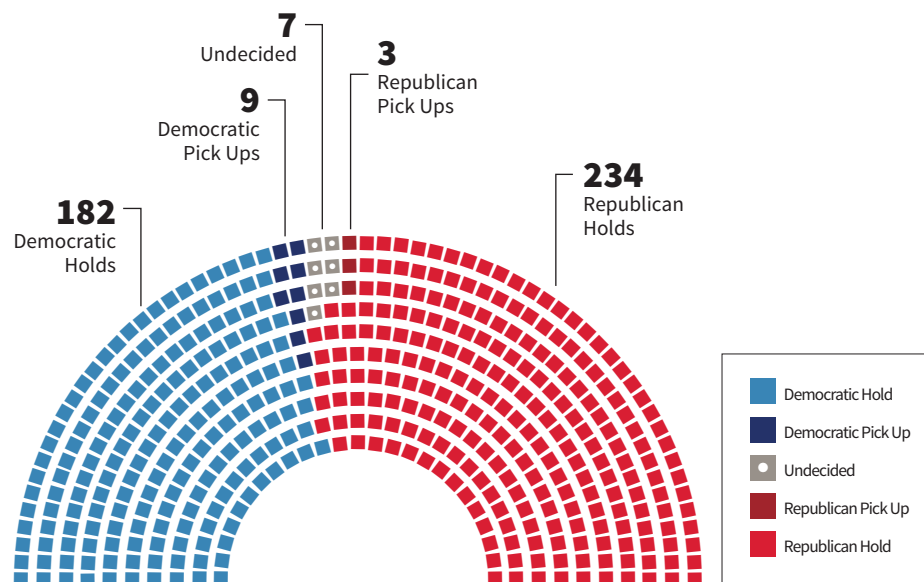
## Republicans Retain Control

Prior to Nov. 8, Republicans held a 54-46 majority. With Republicans defending 24 seats to just 10 for Democrats, the Democrats emerged with a net gain of one seat on the morning of Nov. 9, leaving the GOP with a 51-47 majority. The New Hampshire race between Republican incumbent Kelly Ayotte and Maggie Hassan is still too close to call. In Louisiana, there will be a runoff election on Dec. 10 between Republican John Kennedy and Democrat Foster Campbell. Looking ahead, Republicans will be on favorable political ground in 2018 when Democrats will be defending 25 seats to only eight for Republicans.

## U.S. HOUSE OF REPRESENTATIVES

### Republicans Keep a Firm Grip

While the Democrats picked up six seats, Republicans maintained their solid hold on the House. Prior to the elections, Republicans held a 246-186 lead, with three vacancies. The House breakdown now stands at 237 Republicans, 191 Democrats and seven seats still undecided.



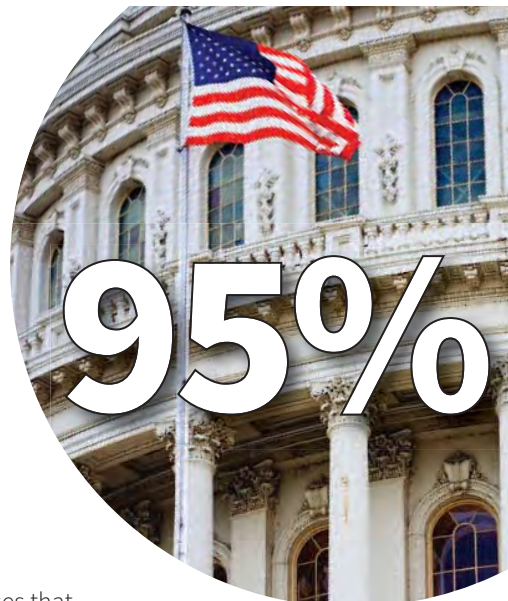
## BUILD-PAC

BUILD-PAC, NAHB's Political Action Committee, helps elect the most qualified pro-housing, pro-business candidates to federal office. By supporting candidates on both sides of the aisle, Democrats and Republicans, BUILD-PAC opens doors on Capitol Hill and ensures housing remains a top priority in Washington.

During the 2015-2016 election cycle, BUILD-PAC supported 356 U.S. congressional candidates and is projected to meet its \$3 million fundraising goal. Additional successes that BUILD-PAC experienced over the last two years include:

- Raising significantly more money this election cycle compared to the previous cycle
- Increasing participation from NAHB members contributing to BUILD-PAC
- Holding a record number of fundraising events around the country
- Growing all three high donor clubs

"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."



**95%** of the candidates supported by BUILD-PAC won their races on Nov. 8.

## Success Starts in the States

<b>SOUTH DAKOTA</b>	Largest number of contributors
<b>CONNECTICUT</b>	Most money raised per capita
<b>TEXAS</b>	Most money raised overall
<b>SOUTH DAKOTA</b>	Highest dollar amount increase over previous cycle
<b>CONNECTICUT</b>	Most money raised above state fundraising goal
<b>OREGON</b>	Highest increase in participation rate



## NAHB Endorsements

**For the first time in its 74-year history, NAHB this year endorsed candidates for the U.S. Senate and the U.S. House of Representatives.**

NAHB endorsed candidates who have shown a commitment to policies that promote homeownership and rental housing opportunities for all Americans. NAHB made all of its endorsement decisions in concert with the state and local associations of the lawmakers under consideration.

Of the 137 candidates NAHB endorsed, 129 – or 95% – won their races on Nov. 8, with two races still too close to call.



## Congressional Housing Agenda

In Congress, those who wield the committee gavel set the agenda. With Republicans retaining control of the House and Senate, below is a snapshot of committees with oversight over key housing issues in the 115th Congress:

### Senate Finance Committee

Chairman Orrin Hatch (R-UT) has quietly been building bipartisan consensus on the need for tax reform. Unlike the House, where the push for tax reform has been very public, Senate Finance Committee members have maintained the Senate tradition for quiet deliberation. Across the aisle, Hatch finds a willing partner in his ranking member, Ron Wyden (D-OR), who arguably has been the most vocal proponent for tax reform of anyone on the committee. Wyden has introduced two bipartisan tax reform bills in the past, and he has a reputation for taking a pragmatic approach to deal making. At the same time, this pragmatism will butt up against the resurgence of progressive influence in the Senate, led by Bernie Sanders (D-VT) and Elizabeth Warren (D-MA). The far left will likely put as much pressure on Wyden not to compromise as the TEA Party will place on Orrin Hatch to hold the conservative line. But the Hatch and Wyden partnership puts tax reform into the realm of the possible, although the road remains steeply uphill.

### House Ways and Means Committee

Rep. Kevin Brady (R-TX) begins his third year as chairman of Ways and Means with one mission on his mind: tax reform. Building on the GOP Tax Reform Blueprint released in the spring, Brady has been steadily crafting a new tax reform bill that he intends to move through the committee in 2017. That plan will focus on lowering tax rates and simplifying the code. The GOP plan will maintain some of the current housing tax incentives, such as the mortgage interest deduction, but within a framework that reduces the number of home owners itemizing their taxes.

In the months leading up to the election, President-elect Trump began to move his tax reform plan into closer alignment with the GOP blueprint in a clear signal for his desire to pursue tax reform. Expectations will be high for a comprehensive overhaul of the tax code, and Republicans will be looking for a Treasury secretary nominee with the political skill and congressional relationships to lead the push forward.

### Senate Banking, Housing and Urban Affairs Committee

With Sen. Richard Shelby (R-AL) term-limited as chairman of the Senate Banking, Housing and Urban Affairs Committee, it is expected that Sen. Michael Crapo (R-ID) will take the chairman's gavel in the new Congress. As ranking member of the committee in the 113th Congress, Crapo was instrumental in moving NAHB-supported bipartisan housing finance reform legislation through the committee. While this legislation ultimately was not considered by the full Senate, NAHB believes that it represented the true middle ground in the debate on the future of Fannie Mae and Freddie Mac. While Shelby did not advance the housing finance reform debate during his latest term as chairman, NAHB expects Crapo to once again focus the committee on bipartisan efforts to reform the U.S. housing finance system.

With the Republicans keeping control of the Senate, this is the anticipated leadership lineup for the 115th Congress, with Sens. Durbin and Murray in a potentially competitive race for the Minority Whip position.

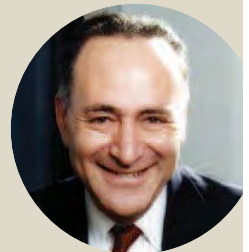
## SENATE LEADERSHIP



**Mitch McConnell, R-KY**  
Senate Majority Leader



**John Cornyn, R-TX**  
Senate Majority Whip



**Charles "Chuck" Schumer, D-NY**  
Senate Minority Leader



**Richard "Dick" Durbin, D-IL**  
Senate Minority Whip

—OR—



**Patty Murray, D-WA**  
Senate Minority Whip

Debate over the 2010 Dodd-Frank law will remain a topic of importance to the committee. While Chairman Shelby pursued aggressive efforts to repeal parts of the law during the previous Congress, such comprehensive legislation did not advance beyond a vote in the full committee. Given Crapo's strong working relationship with Sen. Sherrod Brown (D-OH), the lead Democrat on the committee, regulatory relief efforts focused on community banks are expected to be a priority of the committee in the new year.

Finally, with the National Flood Insurance Program set for reauthorization in 2017, Chairman Crapo's efforts, along with his counterpart on the House Financial Services Committee, will be critical to ensure a long-term extension of this critical program.

### House Financial Services Committee

Since Republican chairmen are term-limited to six years, Rep. Jeb Hensarling (R-TX) will serve his final two years at the helm of the House Financial Services Committee during the 115th Congress. Though legislation to advance comprehensive housing finance reform stalled during the current Congress, reform remains a key priority of the committee with Fannie Mae and Freddie Mac still under government conservatorship. While NAHB's advocacy was successful in preventing advancement of the PATH Act, citing the negative impact it would have on the 30-year fixed-rate mortgage, NAHB expects the PATH Act will remain as the chairman's baseline moving forward. NAHB will continue to strongly oppose the PATH Act should it be re-introduced, and will develop allies on the committee to support our views and positions while continuing to support movement on bipartisan reform legislation.

Hensarling's agenda is also expected to focus on reforms of the 2010 Dodd-Frank law, which he views as a burden on lending institutions and small community banks. While Hensarling advanced strong reform legislation through the committee in late 2016, the legislation did not advance to the House floor. NAHB will work with the chairman and continue to support legislation that addresses the challenging credit conditions that home builders and home buyers continue to experience as a result of the overly zealous regulatory response to the recent financial crisis.

### Senate Environment and Public Works Committee

Sen. James Inhofe (R-OK) will relinquish the gavel of the Senate Environment and Public Works Committee due to committee term limits and will likely be replaced by Sen. John Barrasso (R-WY). Barrasso has been a staunch defender of the property rights of private land owners and has fought against the Obama administration's Lead: Renovation, Repair and Painting Rule; the greenhouse gas emissions rule for power plants; and EPA's widely criticized Clean Water Rule. Barrasso will provide several legislative options to fight these regulations. GOP control benefits NAHB as our environmental policy goals align with those of the Republican members of the committee. Sen. Thomas Carper (D-DE) will likely replace retiring Sen. Barbara Boxer (D-CA) as ranking member. Carper has been a strong opponent of NAHB's environmental policies.

### House Transportation and Infrastructure Committee

Rep. Bill Shuster (R-PA) will continue to serve as chairman of the House Transportation and Infrastructure Committee. Shuster has worked to defeat several harmful environmental regulations that would negatively impact land development. Most

The House leadership is expected to remain intact, though depending on the election outcome, Ryan could face a challenge in his re-election as House Speaker.

## HOUSE LEADERSHIP

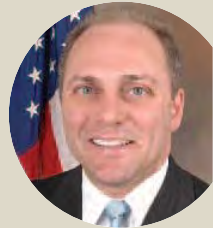
**Paul Ryan, R-WI**  
*Speaker of the House*



**Kevin McCarthy, R-CA**  
*House Majority Leader*



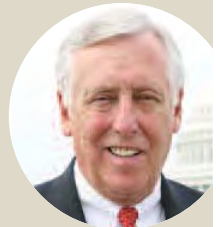
**Steve Scalise, R-LA**  
*House Majority Whip*



**Nancy Pelosi, D-CA**  
*House Minority Leader*



**Steny Hoyer, D-MD**  
*House Minority Whip*



**Jim Clyburn, D-SC**  
*Assistant Minority Leader*





notably, he introduced legislation in the last Congress to roll back the administration's Clean Water Rule. Shuster will continue to push back against these regulations and keep housing affordable. Rep. Peter DeFazio (D-OR) will keep the committee's ranking member position. DeFazio has not been supportive of NAHB's positions and that is unlikely to change.

### **Senate Energy and Natural Resources Committee**

The Senate Energy and Natural Resources Committee remains under the leadership of Sen. Lisa Murkowski (R-AK) as chairman and Sen. Maria Cantwell (D-WA) as ranking member. Murkowski has continually pushed for a comprehensive energy policy while Cantwell would prefer to focus on a clean energy economy. However, the two senators have a good working relationship and have been able to compromise on major legislation.

With the Republicans retaining control of the Senate, the outlook for a compromise on two energy bills passed by both chambers is good. The bills are expected to be negotiated during the lame duck session. NAHB strongly supports language in the House version (H.R. 8) that would ensure residential energy codes remain affordable. Cantwell remains fervently opposed to this language, but NAHB is working to find a compromise that would allow this legislation to move forward.

### **House Energy and Commerce Committee**

There will be a hotly contested race for chairman of the House Energy and Commerce Committee between Reps. Greg Walden (R-OR), John Shimkus (R-IL) and Joe Barton (R-TX). While Shimkus has seniority on the committee, Walden serves as chair of the National Republican Congressional Committee. NAHB has good relationships with the three candidates, who all supported the association on issues ranging from energy codes to energy efficiency regulations.

Rep. Frank Pallone (D-NJ) will remain as ranking member. While he worked positively with the Republicans on a number of issues, he opposed the comprehensive energy bill and tried to remove NAHB-supported language that aimed to ensure energy codes remain affordable. He is not expected to support the final energy bill, even if his Democratic counterpart in the Senate, Sen. Cantwell, does.

### **Senate Judiciary Committee**

Sen. Chuck Grassley (R-IA) retains the chairmanship of the Senate Judiciary Committee. Like its House counterpart, the Judiciary Committee has jurisdiction over immigration and patent reform.

Grassley is reticent to prioritize comprehensive immigration reform. He is likely to focus on enhancing

immigration enforcement programs, such as mandatory E-Verify, and advancing major reforms to the EB-5 investor program, which is important to NAHB's multifamily and production builders. NAHB agrees with Grassley that security and fraud measures need to be updated in the EB-5 program, but the association is not supportive of changes the chairman would like to make that would hurt the ability of investors to partner with the real estate industry. NAHB will also seek to work with Grassley on areas pertaining to subcontractor liability and a market-based guest worker program.

Grassley remains committed to advancing patent reform and he will look to build on the significant progress achieved in the 114th Congress that nearly saw passage of a bill with NAHB-supported amendments.

### **House Judiciary Committee**

Rep. Bob Goodlatte (R-VA) retains his chairmanship of the House Judiciary Committee. The committee's jurisdiction includes authority over a number of NAHB's top priorities: immigration, patent reform, and regulatory reform.

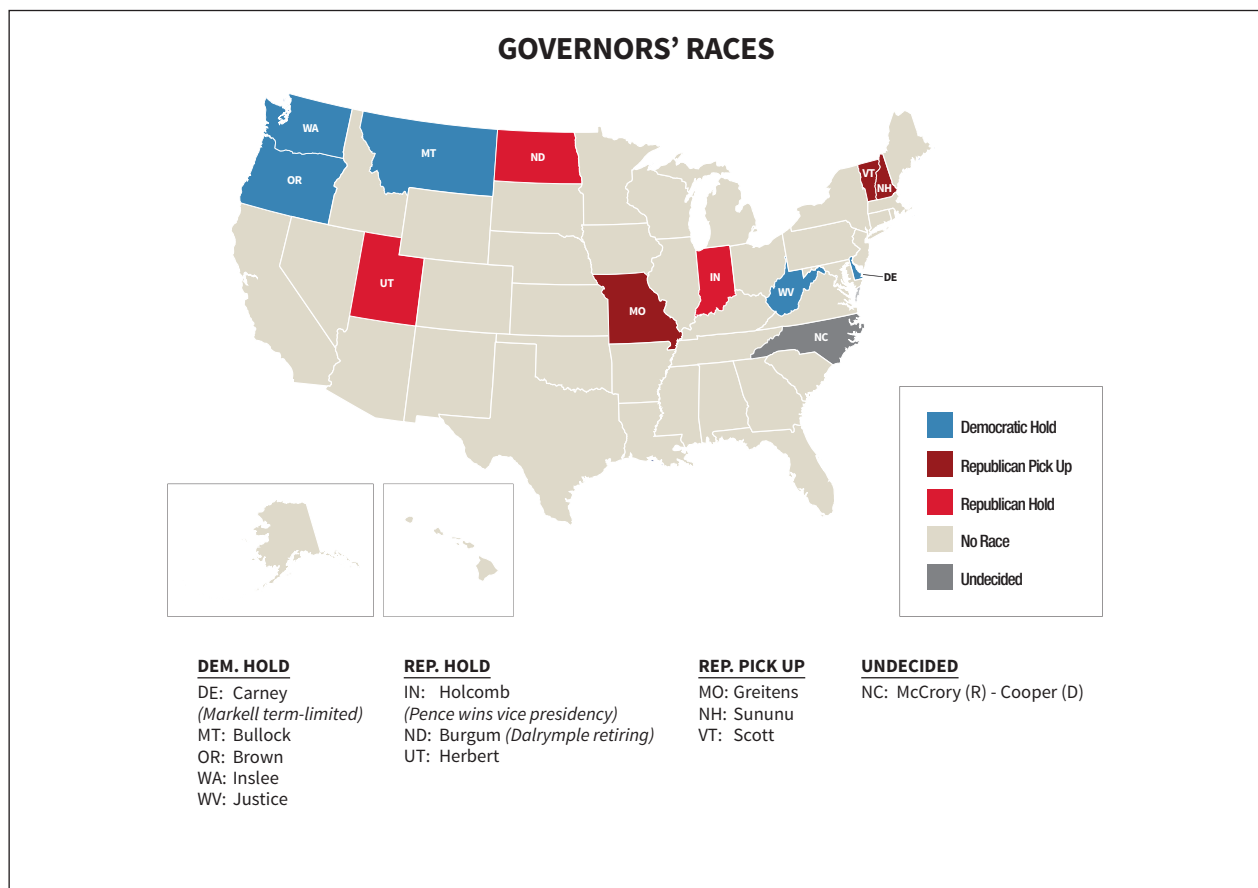
Goodlatte is reticent to prioritize comprehensive immigration reform and instead will focus on enhancing immigration enforcement mechanisms, such as mandatory E-Verify. He will also seek to advance major reforms to the EB-5 investor program. NAHB agrees with Goodlatte that security and fraud measures need to be updated in the EB-5 program, but the association is not supportive of changes the chairman would like to make that would hurt the ability of investors to partner with the real estate industry. NAHB will also seek to work with Goodlatte on areas pertaining to subcontractor liability and a market-based guest worker program.

Patent and regulatory reform remain top priorities for a Goodlatte-chaired Judiciary Committee. The 114th Congress represented a step back in the House on patent reform. Goodlatte and his team will need to make significant changes to proposed legislation to bridge the divide. Regulatory reform is a priority not only for the committee, but also for the House GOP leadership.

### **Senate Homeland Security and Governmental Affairs Committee**

Sen. Ron Johnson (R-WI) retains the chairmanship of the Senate Homeland Security and Governmental Affairs Committee, which has jurisdiction over matters pertaining to regulatory reform. Johnson has demonstrated a preference for a piecemeal approach. However, with his re-election secured and Republicans in control of the White House, Senate and House, Johnson may be open to pursuing a more ambitious reform agenda.

## State and Local Issues



### GOVERNORS' RACES

There were 12 gubernatorial contests on Nov. 8, including a special election in Oregon. Eight seats were held by Democrats, four by Republicans. The big news of the night is that Republicans flipped control of state executives in three states – Missouri, New Hampshire and Vermont.

With two races still to be called, the GOP currently controls 33 of the 50 governors' offices, just one shy of their historical high of 34 governorships set in 1922.

Control of the statehouses is vital because many of the policy battles of importance to the housing community, including environmental and regulatory issues, begin at the local and state level. Moreover, with the congressional reapportionment process set to take effect in 2020, the parties that control the governorships can play an influential role in redrawing congressional districts.

### BALLOT INITIATIVES

#### South Dakota's Amendment R

The South Dakota Home Builders Association received funds from the State and Local Issues Fund to promote public awareness of Amendment R. This amendment protects funding for technical institutions to better promote their unique educational offerings and receive necessary support to provide South Dakota's industries with the skilled employees they need. The measure passed.

#### California's Proposition 51

The California Building Industry Association partnered with the Coalition for Adequate School Housing and successfully qualified a school bond initiative (Prop. 51) for the ballot. The \$9 billion bond will replenish the state's school facility fund, ensuring the continuation of the current school facilities financing program where all partners -- the state, the district and developers -- contribute to modernize aging schools or build new facilities where necessary. The measure passed.