

Let's Level

The Wausau Area Builders Association chartered in 1967 and affiliated with the Wisconsin Builders Association and National Association of Home Builders, is a professional non-profit trade association. Serving the community, we represent the interests and concerns of the customer, building trades, industry suppliers, and all facets of the building industry.

Next Event: November 12th @ ELECTION NIGHT Cancelled

We will be having virtual elections



Welcome!

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Coldwell Banker Action
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Letter from the President

Hello Everyone,

We definitely have a big month in store for all of you, although it will not be a typical November for us by any means.

Shortly you will be seeing some information coming out for a proposed bylaws change. There are a handful of tweaks that the Bylaws Committee has worked through to clean up some language. Also, due to COVID there are some additional items we want to add to help us function remotely in the future.

After that we will have our annual elections. I know every year many of us look forward to gathering at Ferguson for some holiday cheer, delicious food and a tasty refreshment or two. Unfortunately, due to the current climate this is something that we will be looking to do remotely for the first time in 5 decades. You will be receiving additional information on this process soon.

For some positive news, the Building Youth into Builders Committee has resumed their meetings for the fall school year. With most schools back to in person learning they have begun the conversations with local trades instructors to see how we can assist them in their classrooms. Although my schedule hasn't allowed me to attend a meeting yet this session, this is one of my favorite committees to be a part of.

Since I most likely won't have a chance to see many of you before, I want to take this opportunity to wish you a very Happy Thanksgiving. This is a time of year, although it came too soon for many of us, I think we all need right now. To focus on family and friends and share love and tradition as best as we can. For everyone getting out in the woods I wish you luck and please be safe. Make sure you send in pictures of your harvest for Cara to add to the newsletter.

Take care and God bless!

2020 WABA President



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Building Youth into Builders - Roger Lang

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Parade of Homes - Travis Hoerman / Sam McLellen

Personnel - Kyle VanOrder

Scholarship - Cory Sillars

Silent Auction - Amber Gober

Golf - Phil Pesanka

Social - Ashley Dupuis-Bohman



Gloria Fenhaus, Dun-Rite Exteriors
WABA Director, Chairman of Events

Events

Dear WABA Members,

I would like to express my gratitude for the opportunities and friendships this organization has provided to me over the past 9 years on the board, with three terms ending December 31, 2020. After much consideration, I have decided not to be on the ballot for the upcoming November election for Director. It is time for me to pass the baton, not only for this position but also Chairman of Events, and focus on the multitude of life's priorities. Please consider "stepping up to the plate" for this wonderful organization to offer your talents! Whether being on the ballot for a board position or to join one of the many committees, your time will not go unappreciated...Trust me on that!

I wish the organization continued success, and look forward to continuing our company's 42 years of WABA membership, for years to come.

Yours sincerely,

Mrs. Gloria Fenhaus
Director & Chairman of Events of the WABA



Lumber Prices Trending Downward from Mid-September Peak but Still High

Article from NAHB.org



Framing lumber prices peaked above \$950 per thousand board feet in mid-September, according to Random Lengths, and have been on a slow, downward trajectory since then. For the week ending Oct. 16, prices stood above \$750 per thousand board

feet, down nearly \$200 since their all-time high last month.

Since mid-April, lumber prices have soared nearly 120% but are down roughly 20% since mid-September. This unprecedented lumber price spike over the last several months has added nearly \$16,000 to the price of a typical new single-family home.

The price peak and subsequent gradual decline appear to have coincided with recent actions by NAHB. In August, letters were sent to President Donald Trump, Commerce Secretary Wilbur Ross and U.S. Trade Representative Robert Lighthizer calling on the administration to take prompt action regarding soaring lumber prices and supply shortages that are harming the housing sector and the economy.

NAHB urged the White House to call on domestic lumber producers to ramp up production to ease growing shortages and to make it a priority to work with Canada on a new softwood lumber agreement that would end tariffs averaging more than 20% on Canadian lumber shipments into the United States that are increasing price volatility.

A similar message was sent to the U.S. Lumber Coalition with a request to work together to address shortages in the lumber supply chain caused in part to the COVID-19 pandemic.

At the end of August, NAHB Senior Officers held talks with members of the White House National Economic Council to discuss the impact that soaring lumber prices are having on the housing industry and to press for immediate action. At the end of September, the NAHB leadership reiterated strong concerns regarding the lumber supply situation in a virtual meeting with Commerce Secretary Ross.

On the congressional front, NAHB continues to urge lawmakers to help boost production by seeking higher targets for timber sales from publicly owned lands and opening up additional federal forest lands for logging in an environmentally sustainable manner.

NAHB members have also contributed significantly to this effort through a massive grassroots push and letter-writing campaign to members of Congress that resulted in nearly 6,000 emails that were sent to more than 400 congressional offices.

Based on the lumber price trend over the past six months, NAHB's ongoing efforts appear to be bearing fruit. But the battle is far from over. NAHB will continue working on all fronts to find solutions that will ensure U.S. home builders have access to a stable supply of lumber at reasonable prices to keep housing affordable for hardworking American families.

Home Construction Must Increase to Keep Up with Sales

Article from NAHB.org



The decline, rebound and growth of home construction in 2020 has been dramatic. After a significant decline in the spring, home building has seen notable gains

supported by historically low interest rates, favorable demographics, an evolving geography of housing demand, and a significant inventory deficit.

New home sales have led the way: Sales of new single-family homes are up almost 17% on a year-to-date basis, with a growing number of sales contracts attributable to homes not yet under construction. In fact, such sales are up 47% as of September. A recent NAHB analysis found that the current gap between new home sales and for-sale single-family starts was at historic levels.

The housing market is already beginning to adjust to this notable gap between sales and construction, as the

growth rate for new home sales saw a 3.5% decline from August to September. But to be clear, the pace of sales in September (959,000 annual rate) is still strong, with a 32% year-over-year increase. Combined with the low level of inventory at a 3.6-month supply, the September data indicate growth opportunities for home building.

For these reasons, builder confidence in October reached a new, all-time high. The rising optimism is a reflection of the gains in September's home construction data, which show single-family starts up 6.2% on a year-to-date basis and permits up almost 10%. In contrast, multifamily building is weakening, with 5-plus unit apartment permits down 8.4% thus far in 2020.



WABA Elections

WABA Members please watch your emails for important information regarding the 2021 WABA Board of Directors Elections!

WABA By-Laws Update Proposal

WABA Voting Members will be receiving the proposed, updated WABA By-Law's via email with information for voting on the updates. If you are a voting member and do not receive an email by November 3rd please let Cara know.

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Contact Cara for more information

Mark your calendars for the 2021 WABA events!

2021 Parade of Homes - June 8-13th, 2021



2021 Home Show - OCTOBER 22-24th, 2021



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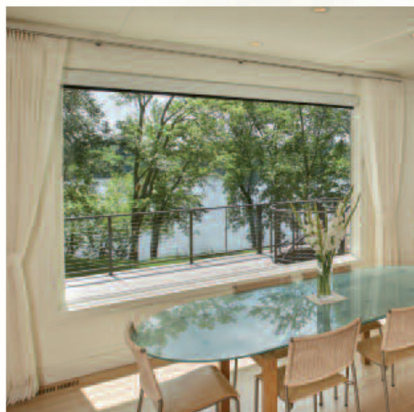
WABA Videos

WABA Membership Committee is working on creating a video series highlighting our members and educating our community on the basics of purchasing a home.

Would you be willing to assist us? We are looking for help from our members that are; lenders, realtors, builders, designer, or other profession that could offer advice to members of our community in relation to purchasing a home. If you want an opportunity to be featured, contact Cara at 715-842-9510 or cara@wausauareabuilders.com.



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Advocacy Digest

A monthly digest of top stories from *The Blueprint*, a Wisconsin Builders Association (WBA) publication.

- WBA advocates the interests of 4,000 home building industry members at the state legislative level, resulting in improved laws and regulations that keep housing affordable for Wisconsin families.

Brad Boyks, Executive Director
(608) 242-5151 ext. 16
bboycks@wisbuild.org



October, 2020

Do not forget to Vote!

In person early voting is accruing all over the state for those that may not want to wait in line to vote on Tuesday, November 3. Larger municipalities with staff at their municipal offices will most likely allow you to vote during normal business hours. For those that live in small, rural communities you may want to call your local clerk to learn when you can in person early vote prior to Election Day.

For those that will be voting in person on Election Day, polls in Wisconsin will open at 7 a.m. and close at 8 p.m.

Advocacy Agenda passed by WBA Board of Directors

The WBA BOD recently unanimously signed off on the 2021-2022 advocacy agenda which includes the efforts of the contractor certification subcommittee during their online meeting on October 1.

Some of the additional highlights of the agenda include:

- Changes to TRANS 233 to allow flexibilities for minor projects in highway right of ways, utility easements, and buffer areas (landscaping, signs, parking lots) that the current rule does not allow
- Reintroduction of "Workforce Housing Tax Incremental District" provision if not passed to conclude the 2019-2020 legislative session
- Working with the League of Municipalities to pass a statute that requires all municipalities to connect roads between them. Many towns refuse to allow a village or city to connect to the town's roads to prevent development and annexations.
- Incorporate into the annexation statute a definition for contiguity that reflects the Wisconsin Supreme Court's opinion in the Kohler annexation case

Another important piece to our 2021-2022 Advocacy Agenda are changes to the contractor certification law that were put forth earlier this year by the Contractor Certification Subcommittee. These changes will update the law that and codify some administrative rules that went into effect after passage of 2005 Wisconsin Act 200.

For the state statutes and administrative rules on contractor certification click [here](#) and for the summary of changes on contractor certification that are part of the 2021-2022 Advocacy Agenda click [here](#).

From NAHB: Working Closely with NAHB, Nearly 100 Lawmakers Urge Trump to Act on Lumber

Working in tandem with NAHB, nearly 100 Republican and Democratic lawmakers on Oct. 20 sent a letter to President Trump seeking urgent action on lumber supply shortages that have resulted in unprecedented price spikes in recent months that are threatening the housing industry and economic recovery.

"These sharp increases are challenging, especially in light of the ongoing housing affordability crisis," the congressional letter stated. "The National Association of Home Builders (NAHB) estimates the recent spike in softwood lumber costs has caused the price of an average new single-family home to increase by \$16,148 since April 17. The market value of the average new multifamily home has increased by \$6,107 over the same period."

The letter adds that housing can create jobs and boost the economy, but in order to do so, we must address the rising costs of lumber and other building materials. Lawmakers called on the administration to "bring all stakeholders to the table and work to find a solution to address lumber scarcity and subsequent price spikes to ensure everyone's needs are met."

This is the latest action by NAHB to urge Congress and the administration to address this urgent issue.

WBA News

- Check out WBA's website, www.WisBuild.org for Helpful Resources as you Navigate COVID-19 in Your Workplace
 - Rental Late Fees & Payments
 - DPS, Construction and Inspections
 - Labor/Employment-Related Information
 - Contract Language
 - Updates on Facemasks and other PPE
 - Protecting Yourself, Your Employees, and Your Worksites
- Jan 22, 2021- President's Installation in the Wisconsin Dells. Registration is now open at WisBuild.Org.



WisBuild.Org

- In August, letters were sent to President Donald Trump, Commerce Secretary Wilbur Ross and U.S. Trade Representative Robert Lighthizer calling on the administration to take prompt action regarding soaring lumber prices and supply shortages that are harming the housing sector and the economy.
- A similar message was sent to the U.S. Lumber Coalition with a request to work together to address shortages in the lumber supply chain caused in part to the COVID-19 pandemic.
- At the end of August, NAHB Senior Officers held talks with members of the White House National Economic Council to discuss the impact that soaring lumber prices are having on the housing industry and to press for immediate action.
- At the end of September, the NAHB leadership reiterated strong concerns regarding the lumber supply situation in a virtual meeting with Commerce Secretary Ross.

Based on the lumber price trend over the past month, NAHB's ongoing efforts appear to be showing positive results. Lumber prices are currently roughly \$750 per thousand board feet — down nearly 20% from their mid-September peak but still far too high. NAHB will continue working on all fronts to find solutions that will ensure U.S. home builders have access to a stable supply of lumber at reasonable prices to keep housing affordable for hardworking American families.



New Political Giving Pages Launched

Recently, WBA announced two streamlined websites for members to make personal contributions to the Building A Better Wisconsin PAC (BBW-PAC) and the Builders Direct Fund Conduit (BDF Conduit).

Building a Better Wisconsin (BBW) is WBA's political action committee, commonly referred to as a PAC. It consists of WBA members from across the state combining their resources to support pro-housing, pro-business candidates running for office in Wisconsin.

PAC contribution decisions are made by reviewing the candidates' positions and voting records on housing and WBA priority issues; decisions are bipartisan.

The Builders Direct Fund is the Wisconsin Builders Association conduit fund. That begs the next question, what is a conduit? A conduit is defined by the Government Accountability Board as an individual or organization that receives money from individuals, deposits it in a financial institution, and then transfers contributions to any registrant (candidate, personal, legislative political action or political party committee) selected by the original contributor. The conduit organization or administrator may not exercise any discretion over the amount or ultimate recipient of these contributions.

Requirements to Donate:

- Candidate name is required
- Donation must be personal and not through corporate source
- Minimum donation of \$100 is required
- Funds from BDF can only go towards candidates running for office on state and local levels (not President, U.S. Senate, or U.S. House)

Visit WisBuild.Org to contribute to the BBW PAC or click here to make a contribution to the BDF Conduit. Contributions go towards each local HBA's political fundraising goal for 2020.



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