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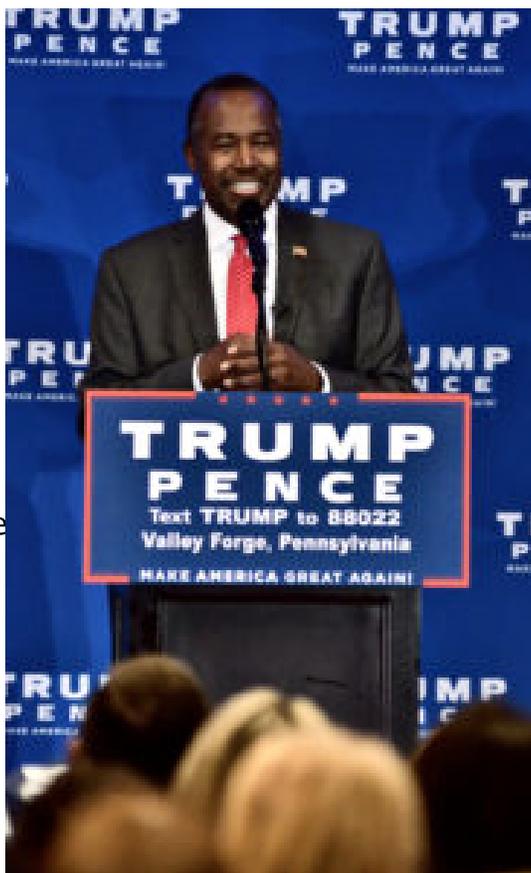
January 2017

NAHB Applauds Choice of Carson to Lead Dept. of Housing and Urban Development

NAHB Chairman Ed Brady issued this statement regarding President-elect Trump's announcement to nominate Dr. Ben Carson as the next secretary of the Department of Housing and Urban Development (HUD):

"NAHB congratulates Dr. Carson on his nomination as HUD secretary. He is a thoughtful leader who is sure to assemble a professional team of policy experts and be a great spokesperson for housing.

"Upon his confirmation to the Cabinet post, NAHB looks forward to working with Dr. Carson to promote pro-housing policies that support homeownership, provide rental housing opportunities for low- and middle-income households, and remove regulatory barriers that are needlessly raising housing costs for hard-working American families."



Fall Sporting Clay Shoot set for April 24th

Make plans to join the HBA of North Georgia for our Spring Sporting Clay Shoot at Etowah Valley Sporting Clay Park.

Calendar of Events

January 10 - 12

IBS - Orlando

January 19

HBA Board Meeting

February 3

Membership Meeting

February 21

Legislative Day at GA State Capitol

March 2

Membership Meeting

April 27

HBA Spring Clay Shoot

May 4 & 5

East Coast Builders Conference - Cobb Galleria

Federal Judge Delays Overtime Rule

In a victory for NAHB, a federal judge in Texas on Nov. 22 granted a preliminary injunction to delay implementation of the Department of Labor's [new overtime rule](#). The rule, which was scheduled to take effect Dec. 1, would double the minimum salary limit from \$23,660 to \$47,476.

NAHB joined other business groups in filing a legal challenge to the overtime rule on Sept. 20. The lawsuit was filed in the U.S. District Court for the Eastern District of Texas. In addition, 21 states have also filed suit challenging the rule and the two lawsuits have been consolidated. The parties have filed motions for a summary judgment.

Board of Directors of the HBA of North Georgia is a Good Representation of Building Industry

As the President-Elect Trump is in the process of setting up his cabinet for his upcoming term, I began thinking about the Board of Directors for our local association.

What makes up a good board for an association like ours? We obviously need a board that will represent the building industry, but what else.

Since this is a Home Builders Association, why not have a board made up of home builders? Our board of directors not only need to represent the industry, but also the individual members of the association. If our board was made up of only builders, would they really do a good job representing building material suppliers, bankers, electricians, and insurance companies?

The board of directors needs to be a good mix of the membership of

While the injunction is only temporary, the ruling by Judge Amos Mazzant sent a strong signal that he could likely side with NAHB and our business coalition.

"The State Plaintiffs have shown a likelihood of success on the merits because the Final Rule exceeds the Department's authority," Mazzant wrote in his opinion.

Working with House and Senate lawmakers and members of our business coalition, the Partnership to Protect Workplace Opportunity, NAHB has been leading the effort to mitigate the effects of the overtime rule.

the association and the industry. If the board represents all the different industries effected by the construction industry, surely it will do a better job representing the industry as a whole.

While our board is made up of mostly builders (which is required by the by-laws of the association), we are also very representative of the industry. If you take a look at our board, you will obviously find builders, but also bankers, material suppliers, sub contractors, utility companies and other service providers.

It is because of this diversity that our members can be assured that the board of directors is working for the industry as a whole instead of looking out for one specific sector of our membership.

FHA Increases Loan Limits

The Federal Housing Administration (FHA) on Dec. 2 released its new schedule of [loan limits](#) effective Jan. 1, raising loan limits for home buyers in 2,948 counties.

The news was expected after the Federal Housing Finance Agency (FHFA) announced an increase in the conforming loan limit on Nov. 23.

The FHA floor is set at 65% of the national limit, which FHFA increased from \$417,000 to \$424,100. That makes the new FHA limit rise from \$271,050 to \$275,665.

East Coast Builder Conference Set for May 4th & 5th

Although the IBC has just ended, there is another opportunity for builders in the southeast to see a scaled down version of the builders' show.

The East Coast Builder conference is coming to the Cobb Galleria in May 6 & 7. This is a show dedicated to the building and remodeling industry and is being co-sponsored by the Home Builders Association of Georgia.

Please make plans to attend this very informative event that will benefit both the builders and the HBAG.

Celebrating NAHB's 75th Anniversary

Next year marks NAHB's **75th anniversary**, and preparations are underway for this year-long celebration, which will kick off during the NAHB 2017 International Builders' Show®.

To keep you up to date on anniversary-related news and events, NAHB will launch a dedicated, 75th anniversary webpage in January. The webpage will feature resources that local HBAs can use to highlight the impact of the home building industry and showcase the benefits of membership to prospective members.

HBAs can opt to join in on the celebration by holding their own 75th anniversary-themed events. We'd like to hear from you about the positive contribution of your members in your community.

- Did your HBA or company recently reach a significant milestone ?
- What impact did your HBA and its builders have on your community?

Builders Report Easing Credit

Builders and developers continue to report easing credit conditions for acquisition, development, and construction (AD&C) loans according to NAHB's [survey on AD&C Financing](#). However, the pace of easing slowed somewhat in the third quarter of 2016 from the rate in the second quarter.

In the third quarter of 2016, the overall net tightening index based on the AD&C survey was -10.7. The third quarter reading indicates somewhat less easing than in the second quarter of 2016 when the index was -25.0. The index is constructed so that negative numbers indicate easing of credit, the lower the index, the higher the extent of credit easing for AD&C loans.

According to the NAHB survey, easing on net over the third quarter took place on all forms of credit with standards on single-family construction recording the greatest net percentage of easing. A net of 17 percent of respondents reported that standards on loans for single-family construction had eased. Meanwhile, 10 percent of respondents on net said that land development loans had eased.



Some of these achievements will be featured on NAHB's 75th anniversary webpage to be shared with other members nationwide as well as the general public. You can send us a brief summary of those success stories by using this [submission form](#).

For more information, contact Camilo Cuba at 800-368-5242 x8437.

Join the HBA of North Georgia for Legislative Day at the GA Capitol

Put Tuesday, February 21st down in your calendar. That is the day that all Georgia builders and remodelers are invited to the state capitol.

A group from the HBA of North Georgia will be going down on Tuesday morning and you are invited to attend. As a group, we need to let our legislators know that we are watching and paying attention to what is happening at the state level.

Our day will start with a Legislative briefing, then we will have pictures on steps inside the capitol. Following the pictures, we will move up to the Senate and House chambers and lunch. During this time we will have a chance to meet with our local representatives. This is a chance to get in front of your local representatives and make sure they are acting on your behalf.

After lunch we will go to the depot for the HBAG Winter Board meeting. Please try to attend this meeting and see what is going on in your association.

No Quick Fixes for Builders as Trump Nominates Leaders for Key Posts

As President-elect Trump continues to assemble a leadership team and a game plan for governance, NAHB is hard at work to ensure that its members' priorities are addressed by the administration that will take office Jan. 20.

But even when those priorities are in alignment with Trump's campaign platform, it is unrealistic to expect those changes to happen overnight. Some, tied up in litigation or involving multiple agencies and branches of government, may take years. Others depend on leadership appointment confirmations that sometimes take longer than anticipated.

No matter what happens, NAHB government affairs, legal and regulatory staff is already preparing. Leaders have had extensive discussions and sent background information to the Trump team about a number of significant issues, including President Obama's [Executive Order](#) that drastically changes development rules in and around floodplains.

"While there may be some expectation of quick and dramatic reversals of some existing policies, political reality may temper the pace and extent of those changes," First Vice Chairman Granger MacDonald told the NAHB Executive Board when it convened for an online meeting Nov. 18.

For example: health care reform. While both the Republican leadership in the House and Senate want to see significant changes made to the Affordable Care Act, it's not yet clear what specific issues will end up in the mix, or whether the Republicans' rejection of Obamacare will result in repeal, revision or a brand new set of programs.

Until the new Trump team is in place and has made decisions about what to tackle first, it's hard to predict whether, say, the regulatory overreach seen in the [Waters of the United States definitions](#) – an issue of great importance to home builders – or other headline-grabbing rules such as the [Clean Power Plan](#), will move to the head of the line. And to complicate matters, both those regulations have been stayed in federal court.

"The outcome of the election is likely to re-shape the political landscape for many of NAHB's highest policy priorities," MacDonald told the NAHB leadership.

"We cannot be certain as to what will change, or how quickly changes will occur. Regardless, we see this as a tremendous opportunity, because our advocacy team is well-prepared to respond to the new political environment."

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the Associates that
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