



"SRVBCA Briefing" *June, 2009*

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"Building Our Community...One Relationship At A Time."

Every man owes a part of his time and money to the business
or industry in which he is engaged.

No man has a moral right to withhold his support from an organization
that is striving to improve conditions within his sphere.

Theodore Roosevelt

FROM INSIDE THE SRVBCA

LONG-TERM OUTLOOK FAVORABLE

Despite the serious problems we are facing today, it's also important to keep your eye on the big picture. Homes builders are resilient. We've weathered bad storms before and we will again.

- Looking at the market over the long-term, the U. S. is definitely on a growth path.
- Our population will rise by about 35 million over the next 10 years. All of those people will need someplace to live. Consider these facts:
 - ✓ America currently has about 11- million occupied housing units
 - ✓ About 75 million of those are owner-occupied, The other 35 million are rental units.
 - ✓ Total equity (value of homes minus their mortgage debt) amounts to nearly \$8 trillion.
- More than one-third of all home owners own their home outright, with no mortgage debt.
- And for those who have mortgages, nearly 90% are making their payments on time every month.
- Housing affordability has improved markedly in many metro areas since 2006
- Home value will ultimately bottom out and start edging back up.
- Once we turn the corner on the housing downturn, the longer term housing outlook is promising.

ONE-STOP RESOURCE FOR STIMULUS AND TAX CREDIT INFORMATION

NAHB has a newly created web page at www.nahb.org/2009_stimulus. That's where you'll find links to everything you need to know about the \$787 billion economic stimulus package that was signed into law in February---including details on the law's lesser-known tax provisions that can help your business. This is also the place to find out how to promote the \$8,000 tax credit to home buyers, and access numerous materials designed to help individual home builders. All the promotional resources to help you market the credit to consumers feature NAHB's consumer website www.FederalHousingTaxCredit.com. That site's explanation of the tax credit eligibility requirements, comprehensive Q&A's, and links to homeownership resources are helping potential home buyers understand the advantages of buying a home today.

SRVBCA MEMBERSHIP DRIVE TRAINING

The membership committee is bringing in a spokesperson from NAHB to train and educate our association on putting on a successful membership drive and how to strengthen our retention. This is an opportunity for our membership to learn what you benefit from your membership and how you can reach out and bring in new members.

This training is scheduled for August 19, 2009 at the Nampa Civic Center. Once we have the times confirmed you will be notified.

Your participation will strengthen our Association with increased membership numbers and remind you of the many benefits of your membership with the SRVBCA.

2009 Legislative Victories

The 2009 Legislative session, while it has been crazy and unusual in many aspects, has been a very productive session for the BCA. And while we did not get everything we hoped for, one never does, we did score some significant victories amidst all the budget and transportation fights.

H. 220 Building Code Board Legislation

Likely the bill that will have the longest impact on the industry from this session will be H. 220. This bill re-organizes the State Building Code Board by adding a commercial contractor to the board. The bill also changed the role of the board by giving it the authority to amend codes through what our state lobbyist Jeremy Pisca described as "negotiated rulemaking on steroids". This negotiated rule making requires that the BCA be put on notice of any changes the Building Code Board wants to make to the codes, and requires they hold two public meetings.

Still what might be the biggest impact of the bill is that it also changes the way in which cities and counties can adopt a code that is different from what the state has adopted. If a city would like to adopt a provision that the state has specifically exempted out, then the city must show that there is cause to adopt the exempted item, notify the local BCA, and hold a public meeting before being able to adopt the code.

H. 218 Fire Sprinkler Prohibition

This bill places into statute a prohibition from local jurisdictions requiring fire sprinklers in single family and duplex homes. This bill was intended to replace an existing fire sprinkler exemption for 4 plexes and below that was tied to the 2003 International Building Code. However with the adoption of the 2006 I codes, this exemption was lost. The prohibition in this bill is not tied to a specific code, so it should last into the future and not be tied to requirement only under one code, but should be effective for requirements of sprinklers under the all adopted codes.

H. 52 Public Utilities Impact Fees

H. 52 would have allowed any public utilities to collect a portion of capital expenses for new facilities to serve new growth. The problem is this bill was very vague, and unlike other impact fees that are paid to local governments, these fees would be paid to for profit companies. The BCA worked hard and convinced the bills sponsor not to move it forward this year.

DEQ Sub-Surface Sewage Systems Rule

This was the first victory of the legislative session and it almost seems like it happened last year with the session lasting so long. This rule would have increased the sizing of subsurface sewage disposal systems making many building lots undevelopable. This is an issue that the BCA has defeated before and was once again with the help of you the membership to do it again.

Summary

All in all it has been a very productive legislative session, one that would not have been possible without the help of each and every one of you. The time you took calling, e-mailing, and writing your legislators is what really makes the difference on these issue. Congratulations on these victories and as always please let me know what more I can be doing for you.

Welcome New Members

No Burn Idaho

Jeff Wadsworth
1224 11th Avenue North
Nampa, Idaho 83687
Phone: 208-936-9224

A-1 Heating & Air Conditioning

Pat Minegar
327 N. Linder
Meridian, Idaho 83642
Phone: 208-343-4445

Zions First National Bank

Leah Marchbanks
2121 W Karcher Rd.
Nampa, Idaho 83651
Phone: 208-467-9347

Home Theater Automation

Eric Crawford
3313 W Cherry Lane
Meridian, Idaho 83642
Phone: 208-286-4058

Kelly Moore Paint Company

Erik Black
916 Cleveland Blvd.
Caldwell, Idaho 83605
Phone: 208-454-1494

Canyon County Habitat for Humanity

Marcia Davis
5214 E Cleveland Blvd. Ste. C
Caldwell, Idaho 83607
Phone: 208-459-3344



2009 Canyon County Parade of Homes June 19-28

Weekdays: 5:00 p.m. to 9:00 p.m.

Weekends: 1:00 p.m. to 9:00 p.m.

www.srvbca.com

Magazine available at all homes and
at the SRVBCA Office....

Congratulations...

2009 Parade of Homes Builder's Choice Award

Gene Oaklund, Gene Oaklund Construction

House #4

17172 Steihl Creek Drive, Nampa



Parade of Homes Special Thank You.....

On behalf of the SRVBCA we would like to thank the builder and associate members listed below who stepped up and supported the Parade of Home this year. Your continued support is greatly appreciated.

2009 Parade of Homes Builders

House #1	Coleman Homes	1811 Horseshoe Canyon Drive, Middleton
House #2	Hunter Homes Inc	1546 Fairway Street, Middleton
House #3	Bill Pugh Construction	2603 Fallcrest Street, Caldwell
House #4	Gene Oaklund Construction	17172 Steihl Creek Dr, Nampa
House #5	Stonehaven Custom Homes	14178 Corona Dr. Caldwell
House #6	Cotner Building Company	11596 Freedom Drive, Nampa

2009 Parade of Homes Magazine Supporters

The Idaho Legends	Idaho Power Company
Intermountain Gas Company	Continental Custom Builders
The Sign Shoppe	First Mortgage Company of Idaho
Basalite Concrete Products LLC	Bank of America
Mountain West Bank	A-1 Heating and Air Conditioning
Rob's R & R Hardwood Floors	Nampa Floors & Interiors
Tile Outlet	Solid Rock Homes

SRVBCA Parade of Homes Bus Tour Sponsors, Chairman & Committee

Patti Syme, Chairman
Nampa Association of Realtors
TitleOne Corp.
Stewart Title

Pioneer Title
Bank of America
First Mortgage Company of Idaho
Alliance Title

SRVBCA Parade of Homes BBQ Sponsor

Mountain West Bank and employees

Banquet Chairman

Myrna Williams, Creations by Myrna

Judging Committee

Kirby Robertson

*A very special thank you to
2009 Parade of Homes Chairman
Dan Bailey
Continental Custom Builders*



2009 Leadership

Executive Committee:

President: Chip Kinzler, Kinzler Builders & Development

Past President: Randy Neary, Solid Rock Homes

Second Vice President: Dan Bailey, Continental Custom Builders LLC

First Vice President: **Treasure:** Gregory Braun, Ripley Doorn & Company

Executive Officer: Sharon Story

Builder Directors

Brian Pallesen, Pallesen Builders Inc.

Dan Bailey, Continental Custom Builders LLC

John Cotner, Cotner Building Company

Jeff Hibbard, Hibbard Construction

Mike Owsley, Stonehaven Custom Hoames

Fred Sleight, Sleight Construction

Associate Directors

Chase Cavanaugh, Action Garage Door

Bryon Knight, Northwest Nazarene University

Kirby Robertson, Mountain West Bank

Tracy Kasper, Silverhawk Realty

Joel Scrivner, TitleOne Corp.

Life Directors

Geroge Beets, Trademark Homes

Scott Beets, Showcase Homes Inc.

Steve Freeman, Lloyd Lumber Co.

Bob Hibbard, Hibbard Construction

Sallie Palleria, Bradshaw Construction

Bill Pugh, Bill Pugh Construction

Lowell Rowley, Furniture City USA

Jeff Wade, Precision Builders

Rob Pilote, Pyramid Construction

Toni Gibson, Intermountain Gas

Senior Life Director

Jim Shervik, Shervik Builders Inc.



2009 Committee Chairman

Associates Council

Chase Cavanaugh
Action Garage Door

Membership Committee

Dan Bailey
Continental Custom Builders

Public Relations Chairman

Tracy Kasper
Silverhawk Realty

Parade of Homes

Dan Bailey
Continental Custom Builders

Legislative Chairman

Rob Pilote
Pyramid Construction

Spike Club Chairman

John Cotner
Cotner Building Company

Golf Tournament

Bryon Knight
Northwest Nazarene University

Past President Chairman

Randy Neary
Solid Rock Homes

Builder-Developer Chairman

Jeff Hibbard,
Hibbard Construction

All of the above committees are open to anyone who is an approved member of the SRVBCA to serve on. This is an excellent time to network, meet new friends and grow your business as we encourage everyone to ***"Do Business With A Member"!!!!***



Picnic Committee Meeting Notice

Tuesday, June 30, 2009

Time: 10:00 AM

**Location: Flying M Coffee
1314 2nd Street South, Nampa**

**Please come and serve on this committee ...
SRVBCA Annual Picnic is scheduled for August 13, 2009
Watch for more information**

Notice of Public Hearing For Middleton City Council

Wednesday, July 1, 2009

6:30 P.M.

6 North Dewey Avenue

Middleton, Idaho

The purpose of the hearing is to consider the adoption of a Capital Improvement Plan, which, if adopted, shall become an additional element to the Middleton Comprehensive Plan and utilized in conjunction with the implementation of a City of Middleton impact fee ordinance. The Planning and Zoning commission recommended approval to the City Council without any material change.

An Ordinance to amend the Municipal Code of the City of Middleton, County of Canyon, State of Idaho, by enacting a new Title 4, Chapter 5, Middleton City Code to be known as the Middleton Impact Fee Ordinance; to provide for the imposition, computation and payment of Middleton Rural Fire District Impact Fee, City of Middleton Parks and Recreation Impact Fee, and City of Middleton Transportation Impact Fee on future development; attaching and incorporating the City of Middleton Parks and Streets Impact Fee Study and Ordinance Technical Appendix "A"; Hereto, Middleton Rural Fire District Impact Fee Study and Ordinance Technical Appendix "B" providing authority, intent and definitions; providing for the establishment of separate impact fee funds for each of such impact fees; providing for exemptions, refunds, credits and waivers respecting such impact fees; providing general provisions, applicability and appeals; and providing for conflict, severability and an effective date. The Planning and Zoning Commission recommended approval to the City Council without any material change.