

# O n T h e L e v e l

## July, 2010 Newsletter of the Home Builders Association of Wayne County, Inc . P.O. Box 1961, Goldsboro, NC 27533

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Make plans to attend our **Membership Meeting on July 13,2010 at Madison's Restaurant on New Hope Road at 12:00 Noon**. Patrick Mann, our Regional Director, will talk to us about the opportunities available through your association and how you can best take advantage of everything offered to enhance your position in your firm and in the building industry in Wayne County. If there are particular topics you would like to have presented, call the office at 735-1991. The Board of Directors will meet at 11:00 A.M.

**Lead-based Paint Renovation and Remodeling training course** will be held at Wayne Community College soon. You will be notified as soon as the date and details have been set. Wayne Community College has experienced some delays in getting all the necessary instructors trained and/or securing the necessary equipment. According to the director at the college, the course will cost less than \$100. We will let you know as soon as details are finalized.

**Legislative Update ...** On June 30, 2010, the U.S. Senate approved two bills earlier passed by the U.S. House of Representatives of critical importance to our industry.

The first, **H.R. 5623 (Home buyer Assistance and Improvement Act of 2010)**, extends the closing deadline for qualified first-time and repeat home buyer tax credit purchase from June 30, 2010, until September 30, 2010. For home builders and lenders, this legislation provides an addition three months to complete construction and backlogged paperwork in order for a homebuyer to close on the home and still receive the tax credit. The extension applies, however, to those homebuyers who had a binding sales contract in place prior to May 1,2010.

As of May 22, the Department of the Treasury indicated that more than 3 million homebuyers have claimed the credit for a total tax savings of more than \$21 billion. This extension will help thousands of otherwise qualified homebuyers claim the credit for sales that weren't able to close in time due to conditions beyond the builder's or buyer's control.

The second, **H.R. 5569 (National Flood Insurance Program Extension Act of 2010)** will extend the National Flood Insurance Program (NFIP) through September 30, 2010. The program has been suspended from issuing new policies since May 31, forcing many home buyers to delay or cancel closings due to the inability to obtain NFIP insurance for a mortgage. In other instances, builders were forced to stop or delay construction on a Jew home due to the lack of flood insurance approval, resulting in unnecessary delays and job losses. The reauthorization of the NFIP is retroactive to June1, the date the program was halted.

President Obama is expected to sign both acts into law in the next few days.

This is proof that our **Build-PAC** donations payoff. Our lobbyists in Raleigh, as well as our legal staff at the North Carolina Home Builders Association are always on the job looking out for our interest. You can say 'thank you' by sending your donation on your personal check made payable to NC Build-PAC. Mark your check '2010 donation' and mail to the HBA office at P.O. Box 1961, Goldsboro, NC. 27533

## ***Letter from the President. ..***

July 6,2010

Hey everyone, it's time for another Home Builders Association of Wayne County newsletter. Again, we've got a lot going on so be sure to read the entire newsletter!

First, there have been several developments on the legislative front which are positive to the building and real estate industry. North Carolina now has a law banning private land transfer fees. This will prevent organizations such as home owners associations from charging transfer fees. At one time there was a homeowner's association in Goldsboro that was charging a transfer fee whenever a house or lot in that subdivision was sold. Also, the closing deadline for the federal tax credit has been extended to September 30<sup>th</sup>, 2010. To qualify, the transaction still had to be under contract prior to April 30<sup>th</sup>, 2010 but it gives them more time to close and still qualify for the credit.

We're still short of our Build PAC goal. Contributing to Build PAC is by far the most important thing we can do to promote legislation that is favorable to the building and real estate industry in general. If everyone only made a small donation it would make a huge difference overall. You can just mail your personal check made payable to 'NC Build-PAC' to the office at P.O. Box 1961, Goldsboro, NC 27533. We will get it where it needs to go. Thanks for your help.

The 21<sup>st</sup> Century Building Expo will be held in Charlotte on September 15<sup>th</sup> through the 17<sup>th</sup>. This is a great opportunity to learn about new products, marketing strategies, design trends and more. Remember that only one good idea can easily pay for the cost of your trip to the convention many times over. NCHBA is also offering many great classes and seminars while the Expo is going on. Call the office at 735-1991 for more details or help with registration.

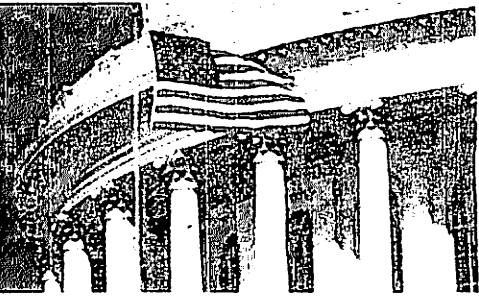
Finally, try to encourage other members you know to come to the meetings and to get involved in our association and encourage anyone else you know who is not already a member to consider joining our association. Let's all work together to make our association great!

Hope to see you all at the meeting on July 13.

|  
Bryan Vanderpool, President

National Association of Home Builders

# NAHB Builder Link ALERT



## 418 Members of Congress Can't be Wrong

**Write Congress at [www.capitolconnect.com/builderlink](http://www.capitolconnect.com/builderlink)  
and/or call at 1-866-924-6242 (NAHB)**

On June 17, 418 members of the House of Representatives voted to boost lending to home builders through a new \$30 billion small Business Lending Program. The fund will provide additional capital to community banks to expand small business lending. By a final vote of 418-3, NAHB was successful in including loans for AD&C lending into the overall program placing loans to builders on par with other small business loans in the program. This bipartisan vote clearly indicates the first-ever legislative victory for our overall efforts on the credit crisis facing our industry.

Now is the time to capitalize on the momentum and continue our fight to expand AD&C lending. We still need your help to advance H.R. 5409m The Residential Construction Lending Act, which is the stand-alone AD&C loan guarantee bill. H.R. 5409 specifically addresses the AD&C credit crisis that has plagued builders across the country. The bill will establish a loan guarantee program for lenders who provide construction loan to builders with viable projects and a track record of success. H.R. 5409 gives lenders a reason to not call loans in good standing. The bill will also expand the flow of credit for the home building industry and the millions of people it employs each year.

### CALL TO ACTION:

- Call your Representative and tell them to co-sponsor H.R. 5409, the Residential Construction Lending Act because it gives builders a chance to build and keep their workforce employed. Use the toll-free NAHB Legislative Hotline to be connected to your Representative. Call 1-866-924-6242
- Write congress today by visiting [www.capitolconnect.com/builderlink](http://www.capitolconnect.com/builderlink).

Let us know what you are hearing from your lawmakers by filling out the Congressional feedback form, by emailing us at [builderlink\(a\)nahb.com](mailto:builderlink(a)nahb.com) or by calling us at 1-800-368-5242 x8475.



NAHB

1201 15th Street NW, Washington, DC, 20005

**HBA meeting Tuesday,  
July 13, 2010 at Madison's  
Restaurant at 12:00 Noon.  
Board of Directors will meet  
at 11:00 A.M.**

**NCBI fall schedule announced.** The 2010 Fall Session of the **North Carolina Builders Institute will the 21<sup>st</sup> Century Building Expo & Conference** be held September 15-17, 2010 in Charlotte, NC in conjunction with. The NCBI offers professional courses for builders, remodelers, associates and superintendents working on a designation or just wanting to expand their knowledge base. Courses have been carefully selected to meet the current needs and trends of the home building industry.

If you are working towards an Accredited Builder, Accredited Master Builder, Accredited Associate, Accredited Master Associate, or Accredited Residential Superintendent designation, check out the full NCBO Schedule being offered in September and mark your calendar for the courses you would like to attend.

In addition to J;JCBI classes, the **21<sup>st</sup> Century Building Expo and Conference** offers an outstanding schedule of NAHB and general session seminars. If you have already achieved an NCHBI designation, this is a great chance to get your required eight hours of recertification training. Re-certification hours may be earned by taking NCBI courses or by completing approved national, state, or local seminars, college classes or outside courses that relate to the home building industry.

Too register for NCBI classes or any other continuing education program at the 21CBEC, visit [www.21buildingexpo.com](http://www.21buildingexpo.com) and click on "Attendees" and then "Conference Schedule." If you prefer, you can call the office at 735-1991 to get help with registration.