

WELCOME HOME



*The North Carolina Home Builders Association
Welcomes the 2011-2012 General Assembly*

Dear Member of the General Assembly:



A Reputation
Worth Building On

Welcome to the 2011-2012 session of the North Carolina General Assembly. At the North Carolina Home Builders Association (NCHBA), we work to promote policies that will keep housing a priority.

Chief among our goals is providing and expanding opportunities for all North Carolinians to have access to safe, decent and affordable housing.

This brochure explains more about NCHBA; provides an overview of the important economic role that housing plays at the local, state and national levels; and outlines policy concerns that are important to members of the housing industry.

We look forward to working with you and your fellow lawmakers during this upcoming session to enact legislation that opens the door to homeownership and rental housing opportunities for all North Carolinians.

We hope you will mark your calendar for June 8, 2011, "NCHBA Legislative Day." Home builders and industry associates from across the state will be in town visiting the General Assembly on that day to discuss important housing-related issues.

Please do not hesitate to contact us if we can ever be of assistance.

Sincerely,

Bill Daleure
2011 NCHBA President
Avant Garde Consulting (Charlotte, NC)

Erik Anderson
2012 NCHBA President
DreamMaker Bath and Kitchen (Winston-Salem, NC)

Quick Facts about NCHBA

The North Carolina Home Builders Association is a federation of 65 local builder associations from across the state. NCHBA is affiliated with the National Association of Home Builders (NAHB).

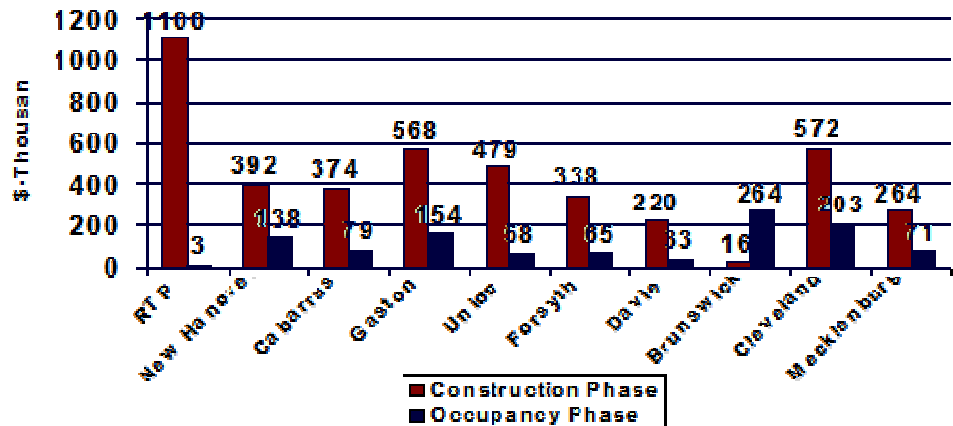
NCHBA is the largest state association in the country, representing close to 14,000 member firms.

The membership of NCHBA encompasses all aspects of the home building industry. Builders make up approximately one-third of the members and associates (those who provide products and services to home builders) comprise the other two-thirds.

NCHBA members are very active in their communities, donating countless hours and raising thousands of dollars for charities across the state. In 2010, members participated in Habitat for Humanity, built a home for an Iraq war veteran, renovated a youth runaway and homeless shelter, assisted with home repair projects for the elderly and donated bikes to children in need — a few of the numerous projects.

Housing Pays for Itself!

NET Revenue to Local Governments from Construction of 100 Single-Family Homes



Home Building Fuels North Carolina's Economy

During Construction:

- ⇒ 116,000 jobs are provided each year in North Carolina.
- ⇒ \$1.2 billion in business income is generated per year.
- ⇒ Wages and salaries paid to North Carolina residents is \$3.3 billion.
- ⇒ Building results in \$600 million in revenue each year for state and local governments.

Once Occupied:

- ⇒ 45,000 permanent new jobs are created each year.
- ⇒ \$232 million in business income is generated per year.
- ⇒ Wage and salary income added each year is \$1.2 billion.
- ⇒ \$498 million is added to state and local government revenues each year.



NCHBA's Areas of Legislative Interest

The mission of the North Carolina Home Builders Association is simple—to protect housing affordability, while enhancing the economic and social benefit to the community. Due to the wide range of issues affecting home builders, no other trade association is impacted by as many bills in the General Assembly as NCHBA. Every session, NCHBA works to protect our members' interests. While our issues are wide-ranging, the following are four general categories of interest to NCHBA:



Construction and Business Issues

NCHBA consists primarily of small business owners; therefore the association is concerned about wide ranging issues that face the business community. The General Assembly is the guardian of the state's business climate. As a member of the General Assembly, it is important to ensure that laws and rules implemented by state agencies do not result in unjustified costs to businesses or consumers and do not impede competitiveness and job creation. NCHBA is particularly concerned about issues that are unique to the construction industry. Home building requires a well-trained and readily available work force, made possible through improved education and vocational training. Continuing education/accreditation and licensure issues are also extremely important to our members.

Tax and Revenue Issues

NCHBA supports efforts to increase housing opportunities and strongly supports and lobbies for appropriations to the North Carolina Housing Trust Fund. NCHBA opposes any proposal that unnecessarily increases housing costs and/or disproportionately impacts low- and middle-income families such as impact fees, transfer taxes, adequate public facility fees and other assessments. In addition, NCHBA encourages the passage of tax credits for energy efficient homes and home ownership tax incentives. NCHBA supports green building and greater energy efficiency, but believes that these requirements should be met through consumer education and incentives, not mandates.

Building Code Issues

In addition to representing the Association before the North Carolina Building Code Council, NCHBA also follows building code related issues before the General Assembly. We work to develop and support cost-effective and affordable building codes, standards, regulations and state legislation in the construction area. While safety is our priority, proposals also have to be examined in terms of costs/benefits and practicality. NCHBA supports changes to the building code that have supporting data, follow the proper process and are economically viable. NCHBA also supports construction worker safety training initiatives and is represented on the state's OSH Advisory Council.

Environmental and Land-Use Issues

During the home building process, the natural environment is necessarily altered. This alteration is not always detrimental to the environment and may enhance sustainability. Regulations intended to protect and enhance natural resources, while well intentioned, often go too far and result in an increased cost and decreased supply of land available for homes.

When considering environmental protection measures, NCHBA urges lawmakers to consider economic costs as well as environmental benefits; urges environmental agencies to base regulations on sound science; supports just and timely compensation to private property owners when land acquisition or restriction is necessary; and prevails upon agencies to remain within their statutory authority when making rules.

As a member of the General Assembly, it is important to recognize that growth is absolutely necessary for a healthy economy. It is also necessary to encourage a wide range of housing choices that meet the needs of families across the economic spectrum. In spite of the recent economic downturn, North Carolina is still growing (albeit more slowly than in the past). Growth is attributable to increased birth rates, immigration, economic vitality and job availability. Builders respond to housing demand; they do not create the market. NCHBA supports comprehensive planning at the local level and fair and balanced broad-based measures for infrastructure funding. NCHBA also supports the revitalization of older suburban and inner-city housing markets.

Did You Know....

**It takes \$25.57 per hour
to afford a home in North Carolina**

Statewide Average Hourly Wages:

| | |
|---------------------------|---------|
| Firefighter | \$15.18 |
| Police Officer | \$17.52 |
| Elementary School Teacher | \$18.07 |
| Nurse | \$20.90 |

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About NCHBA

Virtually all of the builder members of the North Carolina Home Builders Association are small business owners who, on average, construct fewer than eight (8) homes per year. Most of our associate members are small suppliers, subcontractors, or other local business people who provide goods or services for new homes under construction. The residential construction industry is the engine which drives our State's - and our nation's - economy.

A not-for-profit organization chartered in 1963, NCHBA is the voice of the home building industry in North Carolina. NCHBA speaks not only for its members, but also is an advocate for the home buying public of North Carolina. The benefits of the Association and the building industry accrue both to its members and the general public at large through the enhanced economic and social benefits derived from a viable building industry.

Through its programs and activities, the Association encourages industry professionalism, provides a forum to consolidate industry views and serves as a proactive advocate for the building industry to provide homes for the citizens of North Carolina.

N.C. Builder Institute



NCBI is the educational arm of NCHBA. The institute provides classes for the professional builder and associate to enhance technical and professional growth in areas such as green building, marketing techniques, workplace safety, effective management and new technology. Two sessions are held each year.

21st Century Building Expo & Conference

This annual event provides home building industry professionals the opportunity to attend and participate in an outstanding regional trade show and educational conference. The 21CBEC offers attendees the chance to view new and innovative products for the housing industry, attend seminars and educational programs that offer industry professionals the opportunity to enhance their professional knowledge. Held each year in Charlotte in September, the show consistently draws large crowds from across the Southeast.



www.21buildingexpo.com