

# contractor

THE MONTHLY PUBLICATION OF THE BUILDING CONTRACTORS ASSOCIATION OF SOUTHWESTERN IDAHO

*"Every man owes part of his time and money to the business or industry to 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 -*

## Associate *OF THE MONTH*



Jason Lloyd  
NexTitle

See page 6

## Spike of the Month



Bud Browne  
A-1 Heating & AC

See page 7 for Spike list

Building Contractors Association of Southwestern Idaho  
Associates Council Presents

# Building Products Showcase

*In addition to the 2017 Parade Drawing/  
Contract Signing and Magazine Cover Auction*

**October 18, 2016**

5 p.m. - 9 p.m.

The Riverside Hotel - Chinden Blvd.

See page 10 to register or go to [bcaswi.org](http://bcaswi.org) home page.  
Call the BCA at 377-3550 for more information.

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# BOARD OF DIRECTORS

## **EXECUTIVE COMMITTEE OFFICERS**

Joe Atalla, RMB, President '16-17'  
Juston Hall, First VP '15-'16'  
Craig Hammett, RMB, VP/Secretary '16-17'  
Patrick R. Minegar, Associate VP  
Jason Peery, VP/Treasurer '16-17'  
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Steve Weeks, Immediate Past Treasurer  
Steve Martinez, RMB, Member at Large

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Abram Neider '16-17'  
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Todd Amyx, RMB  
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Zach Evans  
Steve Martinez, RMB  
Ted Martinez  
Chuck Miller  
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Dave Mortensen  
Kent Mortensen  
Dennis Schaffner,  
RMB  
John Seidl  
Burt Smith  
Eric Smith  
Wayne Stacy  
Jeff Thompson, RMB

Larry Van Hees

Steve Weeks  
Ron Whitney  
Dave Yorgason  
Jon Yorgason

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Keith Borup  
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Marie Hanson  
Terry Heffner  
Jerry Nemece  
Dwayne Speegle  
Dale Sullivan  
Frank Varriale  
Ray Westmoreland  
Ramon Yorgason



## *President's Perspective*

by Joe Atalla, Berkeley Building Company, Inc.

It can't be that summer has officially come to an end already. A whirlwind to say the least. Our New Construction Market lit up the Treasure Valley with 220 new homes closed in Ada County this past August alone. That is a 72% increase over August of 2015 and serves as a graphic illustration of why many of us are feeling the effects of such a hustling marketplace.

This is great momentum for us as we ease our way into Fall...much like a snowball rolling downhill. With the Fall Parade upon us, we are in perfect position to line up new clients and business to bring us into a bustling 2017. 2017? It can't be time to be thinking 2017? But it is.

The Fall Parade has always been a great catalyst for the winter months ahead in new construction. A great opportunity to showcase homes in our communities and reenergize the public back into the marketplace. Summer travel has come to an end, the chaos from the new school year has settled and people are ready to plan for their next move. Be ready.

And how lucky we are to live and build in an area so desirable. A place where people are able to afford the "good life" thanks to all of your work to keep homes both affordable and HGTV photo-shoot worthy. It is definitely not the case in most cities across the country and we have much to be proud of as we forge ahead, ready for the inevitable growth our Valley will experience.

Have a great Fall Parade and I look forward to closing out this 2016 alongside you with a bang!

Respectfully,  
Joe Atalla

# BCA Executive Overview

by Frankie Hickman-Rice, Executive Vice-President

## Important lesson and a good read:

Remember the story about the King who placed a big rock in the middle of a passage way and then hid himself so he could watch the people passing through and how they would deal with it? He watched the merchants and the courtier's just walk around it. Blame was placed on everyone from the road maintenance people to the king himself. Sound familiar? I bet you think this is about the ACHD or the mayor? Read on....

A farmer came along carrying a load of fresh veggies. When he saw the giant rock in the road, he stopped and put down the veggies from his garden and tried to move the rock to the side of the road. Finally succeeding, he pick up his veggies to move on. On the road where the rock had been was a purse. Inside the purse was lots of gold coins and a note from the King that gave the gold to the person who moved the rock from the roadway.

### **Lesson: Every obstacle presents an opportunity to improve our condition.**

For some reason, I wanted to write about something inspirational this month. Maybe it is the impending holidays. This past weekend I changed out the spring summer house decorations to the fall ones. Have you noticed that it feels like October starts the festive season? First there is Halloween closely followed by Thanksgiving and suddenly it is Christmas and holy smokes another new year! Which always brings to mind what am I going to do to make the next year better.

This could be considered an early new year's letter or just a moment to think about the season that is closing in on us and enjoy it to the fullest with friends and family. As someone said before me and most importantly...

“Live with no regrets, treat people the way you want to be treated, work like you don't need the money, love like you've never been hurt, and best of all, dance like you do when nobody's watching”.

## A Look Ahead November

**Members Only Meetings - For membership information call 377-3550.**

- 8 Builders-Codes Council/Developers Council/Government Affairs, 3 p.m., BCA
- 9 Associates Council, Noon, BCA, RSVP for lunch.
- 10 Membership Committee, Noon, BCA, RSVP for lunch.
- 15 • Executive Committee, 10 a.m.  
• GMM - Annual Meeting of the Members, 11:30 a.m., Courtyard Marriott - Eagle/Overland
- 16 • Sales & Marketing Council, Noon, BCA - RSVP for lunch  
• Spike Club, 4 p.m., Lindy's on Fairview
- 17 Old Board- New Board, 4 p.m., BCA
- 24 Happy Thanksgiving - Office Closed
- 25 Office Closed

All dates, times and locations are subject to change. Please call for confirmation - 377-3550.

### BCASWI ASSOCIATION STAFF

Frankie Hickman-Rice,  
Executive Vice-President

Autumn Gestrin-Blume,  
Communications Projects Director

Heather Hooglander, Membership Director

Emily Covington, Receptionist



## Membership The Foundation

Heather Hooglander,  
BCASWI Membership Director

October is here!

Are you ready for the upcoming fall season? Stay tuned on ways to “Fall” into BCASWI action!

I would like to congratulate our Boise State Football Season pass winners, Steve Martinez, Tradewinds General Contracting and Jason Ames, Fairway Independent Mortgage. With each raffle ticket purchased, you showed support to the BCASWI Spike Club. If you’re not certain what a Spike is, here is the gist. In order to become a Spike Member, an individual must sign up 6 new members, which earns 6 Spike credits within 2 consecutive years. To retain that Spike status, a minimum of 1 new member which earns 1 credit (new or retention) must be earned each year until a total of 25 credits have been earned, this triggers Life Spike status. For individuals that do not earn 6 credits by December of their second year of recruiting, all credits from the first year are forfeited. Please contact me if you have more questions about how to become a Spike and the Spike benefits.

Aloha! “Fall” into action at this month’s General Membership Meeting. This is the month for our mini expo show, combined with the 2017 Parade of Homes contract signing and Parade of Homes magazine cover auction.

Other sections of the magazine are also being auctioned at this event. There will be booth games, prize drawings and a Hawaiian buffet for dinner. This takes place on Tuesday, October 18th, 5:00pm at The Riverside Hotel on Chinden Blvd. If you would like a booth at this event, or if you would like to attend, the registration and reservation forms are available on our website. Or contact Heather to sign up today. Booth space is limited, first come, first served. New to this year is a “Hawaiian” theme. The best Hawaiian booth wins a prize! Grass skirts and Hawaiian shirts are encouraged attire, not required. “Ho’olu komo la kana” or “Come join us”!!

As your Membership Director, it is very important to keep updated information in our database, website and with NAHB. The 2017 membership verification forms should be “falling” into your mail boxes in the very near future. If you have moved locations, changed main contacts or have any important changes at all within your company, please notify me in writing, an email is fine. Help me, help you!

Looking at my calendar, I think I am in denial, but feel the need to talk about the BCASWI Christmas and 60 year Anniversary party. Mark your calendars for Friday, December 2nd at The Riverside Hotel. It is going to be a great evening filled with awards, food, dancing and of course BCASWI fellowship memories.

In closing, with having 4 kiddos, hearing silly jokes comes with the territory, so here it goes for October: Q: How do you mend a broken Jack-O-Lantern? A: With a pumpkin patch!

Have a great October everyone!

### *New Membership and Renewals*

The BCASWI wishes to thank the following new member companies and membership renewal companies. “Without Your Membership, We’d Be Lost!” If you have comments regarding any of these memberships, please direct them in writing to the Membership Committee, 6206 N. Discovery Way, Suite A, Boise, ID 83713. (Per the By-Laws, Art. 1, Sec. 2)

For a full list of members please go to the Classified Directory on our website at [bcaswi.org](http://bcaswi.org).

### *NEW MEMBERS*

**DAVIS GROUP REALTY**  
GREG DAVIS

**ELEMENT DESIGN BUILD LLC**  
JOSH ANDERSON

**FLOFORM**  
RYAN KEITH

**GO GREEN INSULATION AND  
CONCRETE LIFTING**  
SEUMAS HODGES

**MOUNTAIN REALTY**  
PAUL DOUGHTY

**SOURCE MORTGAGE INC.**  
MARK RODEHIRO



**DEBEST PLUMBING & MECH.**  
MILFORD TERRELL

**DENNIS M. BAKER & ASSOC.**  
DENNIS M BAKER

**WOOD WINDOWS, INC.**  
CONNELL LLOYD



**IDAHO HOUSING AND FIN. ASSOC.**  
GERALD HUNTER

**CANYON CREST HOMES, INC.**  
DAVID WIPPER RMB



**THE RIVERSIDE HOTEL**  
KATHY PIDGEON

**BUILDERS LIGHTING**  
ANDREW FOSTER

**STEWART TITLE CO OF IDA INC**  
JENI SEXTON

**FUHRIMAN INSURANCE AGENCY INC.**  
TERRY FUHRIMAN

**CREEKSIDE CUSTOM HOMES**  
JUSTON HALL

**HUBBLE HOMES, LLC DBA  
REFLECTION HOMES**  
DON HUBBLE



**JEH CONSTRUCTION, INC.**  
JON YORGASON



**CONNELL DEVELOPMENT CO.**  
COLIN CONNELL

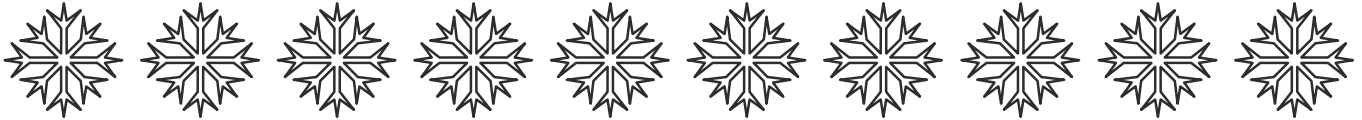
**SHERBURNE-MARRS, LLC**  
JARED SHERBURNE

**RIVERWOOD HOMES, INC.**  
GREG JOHNSON

**BLINDSOURCE**  
MARK WILKINS

**UMPQUA BANK HOME LENDING**  
KEN STACKPOOLE

**ROB BROOKS & ASSOCIATES**  
ROB BROOKS



# *Christmas Party & Industry Awards*

## *"Celebrating 60 Years"*



**Friday, Dec. 2, 2016**  
**The Riverside Hotel**  
**5:30 p.m. - Dinner/Awards/Dancing**



# Watch for more details!!!

## *Associate of the Month*

Jason Lloyd, NexTitle

A Fruitland, Idaho native, Jason has a strong connection with his home state and a superior level of professional courtesy rare in today's face paced real estate industry. Honest and forthcoming, Jason values the relationships he has with his clients, works hard for them and treat them with the respect they deserve. An out of the box thinker who values proactive communication, Jason's innovative ideas help him be a valuable partner. He understands the importance of building a strong team and strategic relationships that focus on effectively meeting the needs of multiple parties.

Prior to joining Nextitle, Jason gained extensive experience and industry knowledge as a licensed real estate agent. Furthermore, Jason has over 16 years of experience in sales, including construction management and mortgage lending. In 1995 and 1996 Jason was on the original Casino night committee that helped get the tables built and idea off the ground. In the last 5 years Jason has been on the Parade of Homes committee, chaired distribution, active in the associates council as well as PR and Sales and Marketing. Jason love's being involved with the BCA because of what they stand up for and how they help the community has a voice in the construction world.

When Jason is not working or at an event he spends time coaching his 10 year son in sports and attends his soon to be step daughter's soccer games as well as his nephew's games and matches around the valley. Jason loves the outdoors and enjoys golf, skiing, rafting and camping with family and friends. Like most people Jason is a big Boise State Bronco fan and can most likely be found cheering on the broncos' at the stadium or with friends for away games.

## **BCASWI FEATURED TRADES OF THE MONTH**

<u>TRADE</u>	<u>MEMBER CO.</u>
Landscaping:	A2Z Fence & Landscape Big Skyline Inc./Bigsky Outdoor Dan Baird Landscapes Durite Nursery Inc. Husky Landscaping LLC Leatham Landscapes LLC Power Enterprises Inc.
Sod:	Power Enterprises Inc.
Sprinkler:	Leatham Landscapes LLC
Fencing:	A2Z Fence & Landscapes LLC Butte Fence Inc. Frontier Fence Co. Meridian Fence LLC

Each month the Membership Committee randomly draws BCASWI trades to list and feature on a board in the BCA conference room and in the newsletter. The goal is to show members who they can do business with as well as encourage signing up members used but not showing under the trade. For questions contact Heather Hooglander - 377-3550.



<i>Status</i>	<i>Name</i>	<i>Members</i>	
<b>STATESMAN SPIKE - 500</b>	Larry Van Hees	613.0	
	Jerry Nemeč	584.0	
<b>SUPER SPIKES - 250</b>	Dave Mortensen	282.5	
	Ted Martinez	264.5	
	Steve Martinez	258.5	
	Chuck Miller	258.5	
<b>ROYAL SPIKES - 150</b>	Chris Conner	208.75	
	Todd Amyx	205.5	
	Bob Barnes Jr.	190.0	
	Burt Smith	189.0	
	Kent Mortensen	175.5	
	John Seidl	162.0	
	Pat Minegar	154.5	
<b>RED SPIKES - 100</b>	Jeni Sexton	141.0	
	Frank Varriale	126.0	
	Wayne Stacy	123.75	
	Bill Davis	119.0	
	Ron Whitney	116.5	
	Justin Hall	113.5	
	Tracy Dixon	112.5	
	Marie Hanson	111.0	
	Dave Yorgason	110.5	
<b>GREEN SPIKES - 50</b>	Dale Sullivan	96.5	
	Dennis Schaffner	90.5	
	Billy Mahan	80.0	
	Eric Smith	73.5	
	Bob Barnes Sr.	69.25	
	Vicki White	60.0	
	Sarah Seidl	58.5	
	Zach Evans	58.0	
	Milford Terrell	57.5	
	Eric Stunz	56.0	
	Ramon Yorgason	52.5	
<b>LIFE SPIKES - 25</b>	Steve Weeks	44.5	
	Ray Rice	43.25	
	Dale Conrad	42.5	
	Craig Groves	38.5	
	Russ VanWagenen	35.0	
	Ted Mason	32.0	
	Erick Wadsworth	32.0	
	Dwayne Speegle	31.5	
	Dick Lierz	31.0	
	Jake Centers	28.25	
	Bud Fisher	26.0	
	<b>BLUE SPIKES - 6</b>	Trey Langford	22.5
		Joe Atalla	22.0
		Jon Hastings	22.0

**BLUE SPIKES - 6  
(continued)**

Jeff Thompson	21.0
Cade Coltrin	19.5
Thomas Coleman	10.5
Craig Hammett	10.5
Mike LaRue	10.0
Karen Ellis	9.5
Tammy Schacher	9.5
Barb McDermott	9.25
Matt Knickrehm	9.0
Cody Weight	9.0
Reata Conner	8.0
Clay Boyce	7.0
Steve Edwards	6.5
Jon Yorgason	6.5
Don Flynn	6.0
Jeff Martell	6.0
Dan Richter	6.0
Shaun Urwin	6.0
Mark Wilkins	6.0

***Candidates***

Spike candidates are called "Tacks." Tacks must earn 6 credits to become a "Spike"

**4.5 - 5.5 Credits**

Dan Clark  
Danielle Cullip  
Eric Evan  
Rod Givens  
Lars Hansen  
Kevin Howell  
Tammy Lanore  
Brad Minasian  
Rob Pearce  
Jason Peery  
Alicia Rodman  
Stephen Sengelmann

**3 - 4.0 Credits**

Kevin Amar  
Corey Barton  
Mike Brown  
Robert Bruno  
Heather Echeverria

Nate Fehrenbacher

Joe Grubiak  
Steven Hanson  
Spencer Kofoed  
Christine Langhorst  
Tim Mallon  
Trudy Mallon  
PJ Nava  
Abram Neider  
Don Newell  
Lance Snyder  
Ingo Stroup  
Marvin Ward  
Ray Westmoreland  
David Wipper

**1.5 - 2.5 Credits**

Martin Artis  
Dennis Baker  
Alan Berman  
Bud Browne  
Todd Campbell  
Chad Christensen  
Peggy Deffenbaugh  
John Flaherty  
Bryant Forrester

Dan Foutz

Matthew Gardner  
Rick Garret  
Don Hubble  
Justin Hubble  
Brenda Kolsen  
Justin Mai  
Brian Morkid  
Clint Rogers  
Jake Tunison  
Steve Warren  
Roger Wilson  
Darren Wood

**.5 - 1.0 Credits**

Brent Belveal  
Kami Brant  
Corey Elitharp  
Jason Lloyd  
Sandra Majors  
Jason Ramsey  
Stan Ray  
Chad Smith  
Christal Smith  
Ival Turner

According to the rules of the Spike Club program to become a Spike member, an individual must sign up 6 new members - which earns 6 Spike Credits - within two consecutive years. To retain that Spike status a minimum of one new member - which earns 1 credit (new or retention) - must be earned each year until a total of 25 credits have been earned - which triggers Life Spike status. For individuals that do not earn 6 credits by December of their second year of recruiting, all credits from the first year are forfeited.

# Government Affairs

**Star:** RESIDENTIAL PERMITS # of Bldg. Permit

## Reports from Participating Jurisdictions:

**Boise City Building Department:** Reported a 24% below last year and 15% above on the fiscal year. The impact fees that kicked in first of the month will go up and some will go down. The City's Capital Improvement plan will be consider end of September or October. Nothing new on the Erosion plan update to report.

**Meridian Building Department:** Meridian had 139 single family permits last month and 7 commercial; 28 TI's and zero multifamily. It is also working on tracking software and that is working really well. DSAC kicked off. (Development Services Advisory Committee). Bill Parsons, Meridian Planning Supervisor, gave a presentation on the proposed UDC Text amendments. The hope is to get them to the October P/Z and November council and kick off for industry by the first of 2017. (Handout's available)

**ACHD:** Total reporting single family 22% down from 26% in residential and 36% in commercial also down but which is a combined increase of 58%. Review time is still holding.

**Ada County:** Reporting in with 42 single family, 155 permits and 30 remodel and 9 commercial. Total of 277 new plats.

<u>Month</u>	<u>2016</u>	<u>2015</u>	<u>2014</u>
July	14	21	15
Aug	5	15	19
Sept	6	17	11

**Market report:** New Construction median sales price up \$326,662. Affordability of the median price is down from last year at this time according to F/M and Fr/M. Inventory is up (749) over last month (745) and down over last year. Rolling average of sales is up over last month. Pending sales are at 566 compared to 555 last month.

FYI: The state Historical Society has hired a new employee who is very committed to preservation including the interpretation of the code of Storm Water permit... which is under the Clean Water Act.

Also, the Ada County Planning & Zoning Commission has recommended approval of Ada County 2025<<https://www.adacounty2025.com>

The Plan will now move forward to the Board of Ada County Commissioners on Wednesday, November 9, 2016 at 6:00 pm. Comments are still being received online, via email to

[mbasham@adaweb.net](mailto:mbasham@adaweb.net)<<mailto:mbasham@adaweb.net>>. Please feel free to forward this email to your constituents, residents, neighbors, members or anyone that may be interested.





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Building Contractors Association of Southwestern Idaho Associates Council Presents

# Building Products Showcase



October 18, 2016 - 5 - 9 P.M.  
The Riverside Hotel - Chinden Blvd.



**\$45 Entry Fee**

(Builder member free with their attendance - Does not apply to representatives or other builder company attendees)

In conjunction with . . .

2017 of **PARADE**  
**HOMES**



Drawing/Contract Signing  
&  
Magazine Cover Auction

**Fishing Trip  
Balloon Raffle**



**Sponsored by  
A-1 Heating & AC.**

**Must be present to win.**  
\$5 each or 6 for \$25

**Limited booth space available!**

**Please contact Heather at 377-3550.**

## DINNER RESERVATIONS

**RSVP by Oct. 12, 2016. No-Shows will be billed.** Fax reservations to Heather at 377-3553 or e-mail hsciola@heritagewifi.com.

Company: \_\_\_\_\_

Name(s): \_\_\_\_\_

\_\_\_ Entries at \$45 each

\_\_\_ 1 FREE Builder member entry per company

Builder Name Required \_\_\_\_\_

**Builder must be present to receive free entry.**

**Fishing Trip Raffle - Sponsored by A-1 Heating & AC**

**Must be present to win.**

\_\_\_ # at \$5 each or \_\_\_ 6 for \$25

TOTAL: \$ \_\_\_\_\_

\_\_\_ Check Enclosed

\_\_\_ Charge my Visa/MC/Discover

Card #: \_\_\_\_\_ Vcode: \_\_\_\_\_ Zip: \_\_\_\_\_ Exp. Date: \_\_\_\_\_

Signature: \_\_\_\_\_

## New home sales are the bright spot in housing

Article Courtesy of Housing Wire, Kelsey Ramirez

Economic growth is set for a rebound in the second half of 2016 and will make up for the lackluster growth at the beginning of the year, according to Fannie Mae's September 2016 Economic and Housing Outlook.

Fannie Mae's outlook predicts that economic growth will hit 2.6% in the second half of the year, up from 1% in the first half. Overall, the full-year forecast for 2016 remains at 1.8%, unchanged from last month.

Consumer and government spending are expected to be the main drivers of growth for the remainder of 2016, but inventory investment and net exports are likely to drag on growth. Nonresidential and residen-

tial investment are expected to be neutral for the year.

"Consumers continue to carry the economy and the earnings slowdown in the August jobs report may be an aberration in the recently improving personal income growth trend," said Fannie Mae Chief Economist Doug Duncan.

Household income posted its first significant increase in eight years, new data from the U.S. Census Bureau showed.

"However, the declining trend in business productivity has negative implications for businesses' profit outlook, as low productivity tends to boost labor costs, which could act as a headwind for hiring and investment," Duncan said. "Corporate profits are down 4.9% from one year ago, extending their streak of

**CONTINUED ON PAGE 13**



**BCASWI  
Associates Council  
1<sup>st</sup> Annual Tailgate Party!**

Come join us at: The Tailgate Bar & Grill  
815 W. Ann Morrison Park Dr. Boise  
Saturday, November 12<sup>th</sup>, 4:00 pm  
BSU vs. Hawaii



**VS.**



Cost: \$25.00 per person – after November 4<sup>th</sup>, \$30.00 – at the door, \$35.00  
This includes an appetizer buffet, 2 beers or wells cocktails, and prizes given throughout  
the game!

No children. Parking is available. Guest seating is limited. First come, first served.

Reserve your seat today with Heather at the BCASWI office 377-3550 or email:  
Hsciola@heritagewifi.com

Company: \_\_\_\_\_

Name: \_\_\_\_\_

Email: \_\_\_\_\_ Phone #: \_\_\_\_\_

\_\_\_\_\_ Tickets @ \_\_\_\_\_ each. Total = \_\_\_\_\_

Credit Card Visa / MC: \_\_\_\_\_

EXP: \_\_\_\_\_ VCODE: \_\_\_\_\_ ZIP: \_\_\_\_\_

\_\_\_\_\_ I am mailing a check to: 6206 N. Discovery Way Ste. A Boise, ID 83713

# Building Products Showcase



October 18, 2016 - 5 - 9 p.m.  
Riverside Hotel - Chinden Blvd.



## BOOTH REGISTRATION FORM

1. BCA Company: \_\_\_\_\_
2. Booth Attendant: \_\_\_\_\_
3. Additional Company Attendees: \_\_\_\_\_  
\_\_\_\_\_
4. Phone: \_\_\_\_\_
5. List product or service displayed: \_\_\_\_\_
5. Booth space sizes:  
6' x 6' (can only be placed in the center aisle - but may still have electricity )  
or  
10' x 10' (can only be placed along walls)
6. Will you need any of the following?  
(Limited access is available. Circle all that apply.)  
ELECTRICITY      WALL      TABLE (6x6 in size)
7. Door Prize?     Yes     No
8. Approximate set up time needed: \_\_\_\_\_ (required)  
(You will be contacted with a schedule of your assigned set up time.)
9. Payment required at time of registration:  
6x6 Booth = \$125    10x10 Booth = \$225    2 - 10x10 Booths = \$400

### Entries

1 free entry per vendor  
Additional entries @ \$35 each.

\_\_\_\_ Booths    \_\_\_\_ Entries    Total enclosed: \$ \_\_\_\_\_

Card #: \_\_\_\_\_ Exp. Date: \_\_\_\_\_ VCode: \_\_\_\_\_ Zip: \_\_\_\_\_

Signature: \_\_\_\_\_

Registration form must be received no later than **Oct. 5, 2016**.  
Return form to: BCASWI, 6206 N. Discovery Way, Suite A, Boise, ID 83713 or  
hsciola@heritagewifi.com or fax 377-3553. Questions? Call 377-3550.

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annual declines.”

“We expect nonresidential fixed investment to post a modest increase in the third quarter following three consecutive quarterly declines, while residential investment is likely to decline for the second consecutive quarter,” he said.

But there is a beacon of hope for the economy and the housing market.

“A bright spot for housing market activity is the strengthening of new home sales, which is significantly outperforming activity in recent years,” Duncan said. “The share of new home sales that are

under construction or not started has climbed to nearly 70%, improving the outlook for single-family homebuilding.”

Builder confidence in September hit a new high for 2016, reaching its highest point since October last year, according to the most recent Housing Market Index released by the National Association of Home Builders and Wells Fargo.

“Existing home sales underperformed 2015 for the first time in July, however, year-to-date sales are still 2.6% higher than during the same period last year,” Duncan said. “Additionally, the share of for-rent multifamily building starts has trended up with recent trends in homebuilding activity favoring the rental market.”

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### **NAHB Commends Sen. Wyden’s New Middle-Income Housing Tax Credit**

Article Courtesy of NAHB

NAHB today commended Sen. Ron Wyden (D-Ore.) for introducing the Middle-Income Housing Tax Credit Act of 2016. The legislation builds on the successful Low-Income Housing Tax Credit by creating a new tax credit to spur the development of rental homes affordable to Americans with moderate incomes.

The new Middle-Income Housing Tax Credit (MIHTC) would allocate funds to states based on population. State housing authorities would then follow a competitive process to allocate the tax credits to developers for new construction or rehabilitation projects.

“Sen. Wyden’s plan would help spur the production of much-needed affordable rental housing for working American families,” said NAHB Chairman Ed Brady. “The new MIHTC would serve as a great complement to the Low-Income Housing Tax Credit, which represents the best of public-private partnerships and is the most successful tool for financing affordable housing.”

Under Wyden’s bill, rents in MIHTC properties must not exceed 30% of Area Median Gross Income

(AMGI). While the Low-Income Housing Tax Credit caps the incomes of those in qualifying projects at 60% of AMGI, the MIHTC would allow households with incomes that fall between 60% and 100% of the AMGI.

In many urban areas, hard-working families struggle to find affordable housing. In a press statement, Wyden said a family of four earning between 60% and 100% of AMGI in Portland, Ore. would earn between \$44,000 and \$73,000. HUD provides multifamily tax subsidy and income limit documentation to compute AMGI figures for other areas of the country.

Many renters live in apartments that were built decades ago and are in need of updating.

“Sen. Wyden’s bill would help to revitalize this existing rental housing stock and to keep housing affordable and available for moderate-income households,” said Brady. “We urge the Senate to act quickly to advance this important housing bill.”

Download a one-page summary of the legislative proposal, a longer, section-by-section summary and legislative text.

For additional information, contact J.P. Delmore at 800-368-5242 x8412.



# The Building Contractors Association of Southwestern Idaho

## 2016 Industry Awards Nominations

This is your opportunity to nominate your choices for 2016 Builder, Associate and Company of the Year. Annual Industry Awards for the Building Contractors Association of Southwestern Idaho are based on:

- Contributions to the industry activities that serve to better the industry as a whole.
- Contributions to the BCASWI as committee chairs/members, membership involvement/recruitment and leadership roles.
- The measure of financial and physical support provided.

**2015 Builder of the Year**  
**Juston Hall, Creekside Custom**  
**Homes**

**2015 Associate of the Year**  
**Tracy Dixon, Overhead Door**  
**Company of SWI**

**2015 Company of the Year**  
**NexTitle**



If you have someone in mind for any of these awards, please nominate them by completing this form and fax it to (208) 377-3553 or return it to:

6206 N. Discovery Way, Ste. A  
Boise, Idaho 83713



### **DUE by November 14, 2016**

From those nominated, one builder member, one associate member and one company will be selected.

Builder nomination: \_\_\_\_\_

Why are you nominating? \_\_\_\_\_

Associate nomination: \_\_\_\_\_

Why are you nominating? \_\_\_\_\_

Company nomination: \_\_\_\_\_

Why are you nominating? \_\_\_\_\_

**Winners will be announced and awards received at the 2016 Christmas Party,  
Friday, December 2nd - The Riverside Hotel.**

## 5 States Reject Electronic Stormwater Reporting Requirements

Article Courtesy of NAHB

Under EPA's recently finalized National Pollution Elimination System (NPDES) E-Reporting Rule, your state can either replace its paper-based systems with a state-run electronic reporting program or require permittees to report to feds directly using EPA's NPDES Electronic Reporting Tool.

Five states said they'd rather EPA handle these required stormwater reports.

Builders and developers applying for coverage under a state or EPA Construction General Permit (CGP) must now submit general permit forms such as Notice of Intent for coverage (NOI), Notice of Termination (NOT) and Low Erosivity Waivers (LEWs) by uploading them to a website. The rule does not require the electronic submission of Stormwater Pollution Prevention Plans, or SWPPPs.

According to EPA's new guidelines, builders in states and territories where EPA is the primary permitting authority (Idaho, New Mexico, Massachusetts and New Hampshire), will continue to report directly to EPA using NeT and EPA's existing eNOI system.

Now, builders in Georgia, Nebraska, Oregon and Rhode Island will need to use these tools to report to EPA directly as well. North Carolina chose to require builders to only report their LEWs directly to EPA – the NOI and NOT will continue to go to the state.

EPA's rule became effective Dec. 21, 2015. However, after NAHB asked for a less aggressive implementation schedule, EPA agreed to allow states and authorized NPDES programs five years from that date to start requiring builders to upload their forms. It's likely that many states will make the switch to electronic reporting when their 5-year construction general permit comes up for renewal.

HBAs should talk with state regulators early to ensure that builders are not forced to "double report" electronic data to EPA while still submitting paper forms or other additional data to state regulators.

Moving towards this new platform also means an increased potential for false or incomplete enforcement data to be published on public websites. Make sure your state ensures builders have ample opportunity to address reporting errors.

In its comments, NAHB asked that electronic reporting requirements be relaxed for rural construction sites with limited broadband access. In the final rule, EPA allows each state or authorized NPDES program to determine how it will issue waivers, subject to EPA review, and extends the total maximum waiver time from one to five years.

NAHB also voiced concern over requiring builders to use expensive authentication software to submit certified electronic signatures on compliance documents, which are required by law. EPA agreed, and so construction site operators can submit all paperwork online without one as long they print and send a signed hard copy of the forms as well.

Get more information on the final rule, or contact Environmental Policy Program Manager Eva Birk at 800 368 5242 x 8124.

## *BCASWI Mission Statement and Goals*

### **Statement**

The Building Contractors Association of Southwestern Idaho is a nonprofit organization dedicated to promoting the responsible development of our community. Utilizing the collective strengths and talents of our members, we represent the American Dream politically, economically and professionally.

### **Mission Goals**

- To be the respected voice of the building industry.
- To be the deciding factor in political, legislative and regulatory matters.
- To be the leader in protecting and enhancing the quality of

life through effective stewardship of the land.

- To be the resource for members to enhance business opportunities.
- To be the leader in promoting partnerships with the community groups, related industries and governmental entities to accommodate an expanding economy.
- To provide educational opportunities for the professional advancement of its members.

# **IT'S GOOD BUSINESS TO DO BUSINESS WITH A MEMBER.**

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