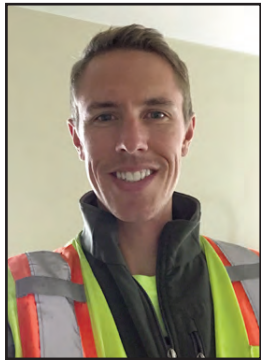


contractor

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 Clements
Suncor

See page 6

Spike of the Month



Jason Peery
Grow Rasmussen LLP

See page 7 for Spike list

Building Contractors Association of Southwestern Idaho
Associates Council Presents

Building Products Showcase

*In addition to the 2018 Parade Drawing/
Contract Signing and Magazine Cover Auction*

October 26, 2017

5 p.m. - 9 p.m.

The Courtyard Marriott - Overland/Eagle.

See page 9 to register or go to bcaswi.org home page.
Call the BCA at 377-3550 for more information.

**LOBBYISTS ON EDGE
AWAITING DETAILS OF
TRUMP TAX OVERHAUL PLAN**

PAGES 5, 12 & 13

GOVERNMENT AFFAIRS

PAGE 12

**BOARD OF DIRECTORS
ELECTIONS**

PAGE 10

**CHRISTMAS PARTY &
INDUSTRY AWARDS**

PAGE 11

BOARD OF DIRECTORS

EXECUTIVE COMMITTEE OFFICERS

Juston Hall, President '16-17'
Craig Hammett, RMB, First VP '17-18'
Dan Richter, VP/Secretary '17-18'
Patrick R. Minegar, Associate VP
Jason Peery, VP/Treasurer '16-17'
Joe Atalla, RMB, Immediate Past President
Steve Weeks, Immediate Past Treasurer
Dennis Schaffner, RMB, Member at Large

BUILDER DIRECTORS

Heather Echevarria '16-17'
Dan Foutz '17-18'
Rod Givens '17-18'
Jon Hastings, RMB, '16-17'
Abram Neider '16-17'

ASSOCIATE DIRECTORS

Bud Browne '16-17'
Amy Hawkins '17-18'
Barb McDermott '17-18'
Mark Wilkins '16-17'

ACTIVE LIFE DIRECTORS

Todd Amyx, RMB
Bob Barnes, Jr.
Chris Conner, RMB
Tracy Dixon
Zach Evans
Steve Martinez, RMB
Ted Martinez
Ted Mason
Chuck Miller
Patrick R. Minegar
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

LIFE DIRECTORS

Ray Behrman
Keith Borup
Jay Clow
Bill Davis
Marie Hanson
Terry Heffner
Jerry Nemeč
Dwayne Speegle
Dale Sullivan
Frank Varriale
Ray Westmoreland
Ramon Yorgason



President's Perspective

by Juston Hall, Creekside Custom Homes

Yep! Summer has officially come to an end already. A whirlwind to say the least. Our New Construction Market lit up the Treasure Valley with so many new homes closed in Ada County this past August alone. A huge increase over last year and serving as demonstration of why many of us are feeling the effects of this swiftly developing marketplace. This is so great for us as we slip slide our way into fall... Yikes!

With the Fall Parade upon us, we are in perfect position to line up new clients and business to bring us into an amazing 2018. Really 2018? It can't be time to be thinking 2018? But it is. Hopefully, old man winter will be kinder to us this year.

The Fall Parade has always been a great platform for the winter months ahead in new construction. This is such a neat way to market our homes in our communities and get the public pumped up and into the marketplace.

Summer time has come to an end, the new school year has settled and people are ready to plan for their next move. Old St. Nick is just around the corner but first we have to greet the Witches and Monsters of Halloween and then say a loud Thank you on Thanksgiving for how blessed our valley really is. Are you ready? Can you handle it?

This is a great place where people are able to afford the "good life". So, have a great Fall Parade and I look forward to closing out this 2017 alongside you with a bang!

Don't forget Christmas Party BCA – December 1st, Riverside Hotel.

BCA Executive Overview

by Frankie Hickman-Rice, Executive Vice-President

A huge thank you to those who attended and/or sponsored the 2017 BCASWI Summer Activities. Golf tournaments, rafting trips and clay shoots.

Reminder the IBCA Fall Board meeting is October 23rd – 25th and it is right here in Boise at the member company meeting place, The Courtyard Marriott. Tuesday evening the BCASWI Associates council is sponsoring an event at Pat Minigar's place. Watch for details. Thank you, Associates and Pat.

DON'T MISS OUT ... OCTOBER 26TH... the Associates Annual Building Trends! The 2018 Parade builders will be in attendance to find out if they made the draw to be in the show as well as to sign official documents. This event also is home to the Parade of Homes magazine cover auction - don't miss out on the details.

THIS ONE IS A MUST ... NOVEMBER 15TH ... Annual Meeting of the Members and Tax Tips for the End of the Year. This is where you will elect the board members for 2018.

Watch for the forms to nominate the BCA member you feel qualifies for the Builder, the Associate or the Company of the 2017 year. Those awards will be given out at the December 1st, Christmas Party.

Did somebody say, DECEMBER 1st, CHRISTMAS PARTY?... hard to believe but it really is that time of year again. If you want to be part of the Christmas Committee just call Christal Smith, our Christmas chair.

A Look Ahead November

Members Only Meetings - For membership information call 208-377-3550.

- 9 Associates Council, Noon, BCA, RSVP for lunch.
- 13 Membership Committee & Spike, Noon, BCA, RSVP for lunch.
- 14 • Executive Committee, 11:30 a.m.
• Builders-Codes Council/Developers Council/Government Affairs, 3 p.m., BCA
- 15 General Membership Luncheon - Annual Board Elections, 11:30 a.m., Riverside
- 16 Board of Directors, 4 p.m.,
- 23 Happy Thanksgiving! Office Closed
- 24 Office Closed
- 29 Sales & Marketing Council, Noon, BCA - RSVP for lunch

All dates, times and locations are subject to change. Please call for confirmation - 208-377-3550.

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

Goodbye September, I wish you didn't have to "Leaf" so soon! Hey there October, welcome back!

Can we just take a glance back to September?! It was a very full month of member involvement! We held the NAHB Membership Drive where several volunteers helped to make calls to prospective members. There was also a cash prize drawing for everyone who helped out. Congratulations to Washington Federal's Barb McDermott for being our \$100.00 cash prize winner. Did you have a chance to participate in the BCASWI clay shoot? It was a Whoot! Action Garage Door won 1st place. Stewart Welton with Alliance Title won "Top Gun" best shooter. There were 71 shooters total, (that is a full tournament) and 13 sponsors. Thank you to all of the following sponsors, in alphabetical order: Action Garage Door, Alliance Title, American Pacific Mortgage, CapEd Credit Union, Fuhriman Insurance, High Desert Hardwood, Keller Williams, Leatham Landscapes, NexTitle, Overhead Door Company, Patrick Millwork, Washington Federal and Waterstone Mortgage. Again, a big THANK YOU for helping to make this event a "blast".

Do you have a product you would like to display in front of the builders and associates alike? You're in luck! On October 26th, at the Courtyard Marriott, we will be holding our "Building Products Showcase" expo event. What can I

expect during this event? There will be 23 booth vendors decked out in this year's theme "Halloween". Even if you don't have a booth, you can still attend as a guest, costumes are encouraged. This event is also paired up with the 2018 Parade of Homes contract signing and Parade of Homes magazine cover auction. Other sections of the magazine will also be auctioned at this event. There will also be games at some of the booths, prize drawings and a delicious buffet for dinner. Booths are available for purchase. Best decorated booth wins a prize! Space is limited and based on first come first served. Don't be "scared", sign up today on our website or contact the BCASWI office for a registration form. BCASWI Members only!

Last but not least, I will be sending out the 2018 On-Line Directory Verification Forms. This is probably one of the most important forms you will receive from us as it keeps us and other members notified of any of your company information. It only takes a few moments to fill out. It will help us keep your most current, important membership information such as, company name change, main contact changes, address, phone number, fax number changes and any email address changes. If we don't have the information updated, you could miss out on very important information not only from us, but other company members who may want to contact you for services. Please keep in mind as well, this information also goes on the BCASWI website (excluding email addresses.) The BCASWI website is open to everyone, including the general public! So please, I can't emphasize how important it is to keep us updated!

Halloween is one of my favorite holidays, so here is a little Halloween humor.

What do you call wood when it's scared?

Petrified!

Have a "ghoul" October!!

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.

NEW MEMBERS

CONNER CONSTRUCTION LLC
CLAYTON CONNER

COURTYARD ELEGANCE
RANDAL EBBS

WE KNOW BOISE REAL ESTATE
LISA KOHL



DEBEST PLUMBING & MECH.
MILFORD TERRELL

DENNIS M. BAKER & ASSOC.
DENNIS M BAKER

WOOD WINDOWS, INC.
CONNELL LLOYD

IDAHO HOUSING AND FIN. ASSOC.
GERALD HUNTER

B & A ENGINEERS, INC.
JOSEPH D CANNING



DAVE EVANS CONST LLC DBA ZACH EVANS CONSTRUCTION
BRAD ZOLLINGER

SEIDL HOME COMPANY, INC.
SARAH AND JOHN SEIDL

BUILDERS LIGHTING
ANDREW FOSTER

FUHRIMAN INSURANCE AGENCY INC.
TERRY FUHRIMAN



BELVEAL CONSTRUCTION SERVICES
BRENT BELVEAL

SHERBURNE-MARRS, LLC
JARED SHERBURNE

GREAT FLOORS
MORRIS WEATHERFORD



THE SCREEN DOOR GUY
STEPHEN DEBENEDETTI

UMPQUA BANK HOME LENDING
KEN STACKPOOLE

PACIFIC SUPPLY COMPANY
JOHN WILSON

MOUNTAIN LAND DESIGN
JOY WILMOTT

AZURE PROPERTIES LLC
MICHAEL EISENBEISS

S & B PLUMBING
SYLVAN SPENCE

WESTPARK COMPANY, INC.
TAYLOR MERRILL

ELEMENT DESIGN BUILD LLC
JOSH ANDERSON

GO GREEN INSULATION AND CONCRETE LIFTING
SEUMAS HODGES

Lobbyists on Edge Awaiting Details of Trump Tax Overhaul Plan

By Ben Brody - Bloomberg Politics
With assistance by Lynnley Browning

The National Association of Home Builders has already created ads to either support or oppose a U.S. tax-code overhaul, depending on how Congress and President Donald Trump propose to treat its favorite tax breaks.

“We’re at DEFCON One,” said Jerry Howard, president of the trade group that represents 140,000 builders. “But we’re not going to push the button until we’re forced to.”

For home builders, there’s nothing more important than preserving the mortgage-interest deduction for individuals -- a kind of home-buyer’s subsidy. But other industries have their favorites too, from insurers and investment firms that want to keep tax advantages for individuals’ retirement savings to private equity firms, utilities and commercial real estate companies that want to make sure corporations can still deduct their net interest expenses.

Across Washington, lobbyists of all stripes have waited for months to see details from the Trump administration and Republican congressional leaders about their plans

for the first major tax-code rewrite since 1986 -- especially which breaks would be targeted. Now, with the promise of at least some specifics next week, their preparations suggest that, no matter what the resulting bill does, there’ll be ready-made opposition.

“This could be the single issue that brings out the army of lobbyists more than any other issue we’ve seen in recent years,” said Craig Holman, a lobbyist at Public Citizen, a government-accountability group. “I would think it’s going to be a hurricane.”

Officials in the administration and Congress have said they’ll release a framework for the tax plan during the week of Sept. 25. Previous releases have provided little in the way of details -- postponing any all-out lobbying blitz. But with time growing short for lawmakers to act on tax legislation this year, the pace is expected to pick up in the next few weeks.

Spending Increase

Washington is already on track to see the most spending on lobbying in at least seven years after \$1.67 billion was disbursed in the first half of 2017, according to an analysis by the Center for Responsive Politics, which studies lobbying and campaign finance. More than 1,900 clients have disclosed lobbying on taxes so far in

CONTINUED ON PAGE 12

Associate of the Month

Jason Clements, Suncor

Born and raised in Washington State, Jason moved to Idaho in 1996 when his father took over the family business. Although concrete had been the family trade for three generations, Jason set out to find his own path in life. In 2008 he began a career in industrial automation working for Clearwater Technologies. Clearwater equipped Jason with the electrical and mechanical skills needed to help troubleshoot automation issues in some of Idaho's largest industrial and food processing plants. In 2012 Jason made his next big career move and helped start a small business called Landmark Industrial service.

Over the next five years, Jason would spend much of his time traveling throughout Southern Idaho, Utah, and Nevada. During these trips he would help industrial customers brainstorm and execute plans to make

their plant operations run smoother using automation. One of Jason's favorite project was automating the Ellis Island Brewery in Las Vegas.

During the spring of 2017, Jason said farewell to Landmark Industrial Service and began his new career with Sunroc as a sales rep for their concrete division. Only 4 months in, Jason is loving his new career. He enjoys networking with customers and building long lasting relationships (especially while golfing, for any takers), and representing Sunroc on construction sites making sure concrete operations run as smooth as possible.

When Jason is not working, he loves to spend time with his wife and 22 month old daughter. They enjoy biking, camping, hiking, and playing in the foothills with their pit bull, Daisy. Jason can also be spotted, quite often, in the foothills riding his mountain bike.

BCASWI FEATURED TRADES OF THE MONTH

TRADE:

MEMBER COMPANIES:

Plumbing:

Clearwater Plumbing LLC
Ferguson's Bath, Kitchen & Lighting Gallery
Grover's Pay & Pack Electric
Pfister Faucets
Silver Creek Supply
S & K Plumbing Services LLC

DeBest Plumbing & Mechanical
Gale Plumbing Inc.
Magic Plumbing Inc.
Robertson Supply Inc.
S&B Plumbing

HVAC subcontractor:

A-1 Heating & Air Conditioner
FAMCO
Legends Mechanical LLC
Western Heating & Air Conditioning

A&H Supply Inc.
Gensco
Renewable Energy NW LLC

Electrical subcontractor:

B&B Electric
Better Homes Electric Energy Smart Wiring
Robertson Electric

Boise Basin Electric,
DC Electrical Solutions LLC
Starlite Electric Inc.

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 - 208-377-3550.



Status Name Members

Status	Name	Members	
STATESMAN SPIKE - 500	Larry Van Hees	613.0	
	Jerry Nemece	584.0	
SUPER SPIKES - 250	Dave Mortensen	283.5	
	Steve Martinez	272.5	
	Ted Martinez	266.5	
	Jay Clow	262.5	
	Chuck Miller	260.0	
ROYAL SPIKES - 150	Todd Amyx	214.5	
	Chris Conner	212.75	
	Bob Barnes Jr.	193.0	
	Burt Smith	189.0	
	Kent Mortensen	177.0	
	John Seidl	165.0	
	Pat Minegar	156.5	
RED SPIKES - 100	Jeni Sexton	142.5	
	Frank Varriale	126.0	
	Wayne Stacy	125.75	
	Juston Hall	125.0	
	Tracy Dixon	120.0	
	Bill Davis	119.0	
	Dave Yorgason	118.0	
	Ron Whitney	117.0	
Marie Hanson	111.0		
GREEN SPIKES - 50	Dale Sullivan	97.0	
	Dennis Schaffner	92.0	
	Billy Mahan	82.5	
	Eric Smith	75.5	
	Bob Barnes Sr.	70.25	
	Zach Evans	63.5	
	Eric Stunz	62.0	
	Vicki White	60.0	
	Sarah Seidl	58.5	
	Milford Terrell	57.5	
	Ramon Yorgason	52.5	
	LIFE SPIKES - 25	Ray Rice	49.5
		Steve Weeks	46.5
Dale Conrad		42.5	
Craig Groves		40.0	
Russ VanWagenen		38.0	
Ted Mason		35.5	
Joe Atalla		33.5	
Jake Centers		33.5	
Erick Wadsworth		32.0	
Dwayne Speegle		31.5	
Dick Lierz		31.0	
Jon Hastings		27.0	
Bud Fisher		26.0	
Trey Langford		25.5	

BLUE SPIKES - 6

Cade Coltrin	21.5
Jeff Thompson	21.5
Karen Ellis	19.5
Cody Weight	17.0
Steve Edwards	14.0
Craig Hammett	13.0
Dan Richter	12.5
Matt Knickrehm	11.5
Barb McDermott	11.25
Thomas Coleman	11.0
Reata Conner	10.5
Mike LaRue	10.0
Tammy Schacher	10.0
Bud Browne	9.0
Jason Peery	8.5
Shaun Urwin	8.5
Clay Boyce	8.0
Heather Echeverria	8.0
Mark Wilkins	8.0
Jon Yorgason	8.0
Jeff Martell	7.5
Lars Hansen	7.0
Daniel Cullip	6.5
Don Flynn	6.0
Rod Givens	6.0
Kevin Howell	6.0

Candidates

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

4.5 - 5.5 Credits

Dan Clark
Jason Geisler
Steven Hanson
Tammy Lanore
Justin Mai
Rob Pearce
Alicia Rodman
Stephen Sengelmann
Ray Westmoreland

3 - 4.0 Credits

Kevin Amar
Corey Barton
Mike Brown
Todd Campbell
Nate Fehrenbacher
John Flaherty
Bryant Forrester
Dan Foutz

Matthew Gardner
Jim Hunter
Spencer Kofoed
Christine Langhorst
Tim Mallon
Trudy Mallon
Abram Neider
Don Newell
Clint Rogers
Lance Snyder
Ingo Stroup
Marvin Ward
Steve Warren
Roger Wilson
David Wipper

1.5 - 2.5 Credits

Martin Artis
Dennis Baker
Brent Belveal
Alan Berman
Chad Christensen
Peggy Deffenbaugh
Corey Elitharp
Rick Garret
Tyler Gustafson

Don Hubble
Justin Hubble
Jason Lloyd
Brian Morkid
Stan Ray
Tracy Skidmore
Chad Smith
Christal Smith
Jake Tunison
Darren Wood

.5 - 1.0 Credits

Liz Amar
Josh Anderson
Kami Brant
Dave Buich
Clay Conner
Dave Evans
Terri Harvey
Mark Hixon
Greg Johnson
Jackie Metzger
Jason Ramsey
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.

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Building Products Showcase



October 26, 2017 - 5 - 9 P.M.
Courtyard Marriott - South Eagle Road
\$45 Entry Fee



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

<p>In conjunction with . . .</p> <p>2018 PARADE of HOMES</p> <p>Drawing/Contract Signing & Magazine Cover Auction</p>	<p>HALLOWEEN THEME!</p>  <p>Costumes encouraged Please no masks</p>	<p>DINNER RESERVATIONS RSVP by Oct. 20, 2017. No-Shows will be billed. Fax reservations to Heather at 377-3553 or e-mail hsciola@heritagewifi.com.</p> <p>Company: _____ Name(s): _____ _____</p> <p><input type="checkbox"/> Entries at \$45 each <input type="checkbox"/> 1 FREE Builder member entry per company Builder Name Required _____ Builder must be present to receive free entry.</p> <p>Rafting Trip Raffle - Sponsored by BlindSource Must be present to win. ___ # at \$5 each or ___ 6 for \$25</p> <p>TOTAL: \$ _____ <input type="checkbox"/> Check Enclosed <input type="checkbox"/> Charge my Visa/MC/Discover</p> <p>Card #: _____ Vcode: _____ Zip: _____ Exp. Date: _____ Signature: _____</p>
<p>Rafting Trip Raffle</p>  <p>Sponsored by BlindSource</p> <p>Must be present to win. \$5 each or 6 for \$25</p>		
<p>Limited booth space available! Please contact Heather at 377-3550.</p>		

NAHB Members Celebrate Professional Women in Building Week

Members of the National Association of Home Builders (NAHB) are celebrating Professional Women in Building (PWB) Week Sept. 18 – 22. The goals of PWB Week are to highlight the many contributions women make to the residential construction industry and offer an opportunity for PWB members to share the value of council membership.

“For the second year in a row, we are celebrating NAHB Professional Women in Building Week to recognize and honor the essential role women play in the residential construction industry,” said Juli Bacon, chair of the NAHB PWB Council and owner of JB Consulting Systems LLC and Bacon Maintenance Services LLC in Woodinville, Wash. “It’s important

that women understand they have a place at the table in this industry, we hope to help facilitate that.”

Members across the country will celebrate in a variety of ways, including holding events to honor achievements of local members, fundraisers to create scholarships for women entering the industry and by teaching building skills to local school children.

“We are seeing some great examples across the country of how women are increasing their presence and role as leaders in our industry,” said Bacon. “From an increase in PWB membership and local chapters to the first all-female student team to compete at the 2017 International Builders’ Show to five consecutive female presidents leading one of our local home builders associations, we celebrate all of their achievements.”

Annual Meeting of the Members

Board of Directors Elections



\$24 Per Person
Mark Your Calendar, Then
Mark Your Vote

Building Contractors Association of Southwestern Idaho

Wednesday, November 15, 2017

11:30 a.m. Luncheon - Riverside Hotel (Aspen Room)

RSVP to - 208-377-3550.

Program Topic: Year End Tax Tips - Jason Peery

2018 BCA Board of Directors Candidates

Builders: Craig Hammett, Heather Echevarria, John Asbury,
Lance Snyder, & Mark Tate

Associates: Jason Peery, Bud Browne, Mark Wilkins, Sam Castillo

Fax or e-mail reservations to Emily at 208-377-3553 / emily@heritagewifi.com. Full Names Required.

Company: _____

Name(s): _____

Check In Mail Charge my Visa/MC/Discover

Card# _____ Exp. Date: _____ Vcode: _____ Zip: _____

TOTAL: _____ lunch at \$24 each = \$ _____ Signature _____

No Shows will be billed.



BCASWI Christmas Party

Friday, Dec. 1, 2017
Riverside Hotel
(Chinden Blvd. - Boise)

5:30 p.m. - Dinner/Awards/Dancing

\$55 per person
Assigned Seating

Attire: Semi formal, sports coat, tux jeans

Reservations must be made and paid for
by November 28th.

Call Emily at the BCA - 208-377-3550.
MEMBERS ONLY

Special Room Rates are available for this event. \$94 a night, includes breakfast. Contact the Riverside to make room reservations. Mention BCASWI Christmas Party to receive special rate.



In the spirit of giving, everyone is encouraged to bring a new, unwrapped toy for **Toys for Tots**.

- Sponsorships Available -

Reservations



- Please provide the following information:
 - **Name of each person.**
 - Payment information (Visa/MC/Discover, check or cash) **All payments required in advance.**
- Assigned Seating. Tables of 8 can be reserved.
- \$55 per person.
- Deadline for reservations is November 27th.
- Call 208-377-3550, fax 208-377-3553 or e-mail to emily@heritagewifi.com.
- NO SHOWS WILL BE BILLED.

Company: _____
Names

- _____
- _____
- _____
- _____
- _____
- _____
- _____
- _____

_____ Check _____ Visa/MC/Discover

_____ Exp. Date: _____ VCode: _____

ZipCode: _____

_____ Dinners at \$55 each = \$ _____

Signature _____



Housing Production Holds Steady in August

Nationwide housing starts fell 0.8 percent in August to a seasonally adjusted annual rate of 1.18 million units, according to newly released data from the U.S. Department of Housing and Urban Development and the Commerce Department. Single-family production rose 1.6 percent in August to a seasonally adjusted annual rate of 851,000 after a downwardly revised July reading. Year-to-date, single-family starts are 8.9 percent above their level over the same period last year. Multifamily starts dropped 6.5 percent to 329,000 units after an upward July revision.

“This month’s report shows that single-family starts continue to move forward at a gradual, consistent pace,” said NAHB Chief Economist Robert Dietz. “The three-month average for single-family production has reached a post-recession high, but the months ahead may show volatility given that the building markets affected by Hurricanes Harvey and Irma represent about 14 percent of national

production.”

“We are paying close attention to the communities affected by these hurricanes, and are helping them start on the rebuilding and restoration process,” said Granger MacDonald, chairman of the National Association of Home Builders (NAHB) and a home builder and developer from Kerrville, Texas.

Regionally in August, combined single- and multifamily housing production rose 22.0 percent in the Midwest and 4.0 percent in the West. Starts fell 7.9 percent in the South and 8.7 percent in the Northeast.

Overall permit issuance in August was up 5.7 percent to a seasonally adjusted annual rate of 1.30 million units. Single-family permits edged down 1.5 percent to 800,000 units while multifamily permits rose 19.6 percent to 500,000.

Regionally, overall permits rose 15.3 percent in the West, 8.8 percent in the Midwest and 3.7 percent in the South. Permits fell 13.0 percent in the Northeast

Builder, Developer, Government Affairs Committee Report

Hearing from the Jurisdictions:

The council ask for a report on Plan Review times and this is what was received: Meridian is focused on residential 10 days is the goal but 15 is what it is taking; 25 days for commercial but it is taking probably 4 or 5 weeks. Ada County – about 11 days with it taking 9 – 10 to get to their days. Boise City – behind the goal of 10 for single family on the flat lands, averaging 15 days; foothills averaging about 17days

Meridian Building Department: Meridian city reports single family with 193; 10 multi-family and 16 TI's and 4 commercial. The city is working on code items and January 1 the state minimum will be enforced. There was a lot of discussion about the AM-PM concrete/footings inspections and new rules being enforced. The AM-PM request is in effect now for same day inspections. The communication is an ongoing work effort. Small steps forward in the right direction.

Boise City has a 60% increase over last year in single family; duplex's are up 5% over last year and a 9% over increase from 2016 to 2017. WUI discussion included information that slides are causing long waits on permits for everyone. Good advice is to

bring sensitive items to the table first. There are no new codes; any first rated wall: class A is the Foothills and must have the fire wrap and Class B would be infill.

Ada County Building Department: The County for 29 permits for single family and a 38 day review time.

Ada County Highway District: ACHD was at 53% of July last year currently in impact fee collections. The goal is still 10 days but it is closer to 4 weeks.

Star Building Department: filed report from Cathy Ward: # of Bldg. Permits

Month	2017	2016	2015	2014
June	31	23	19	11
July	22	14	21	15
August	32	22	15	19
<u>September</u>		13	17	11
	292	208	199	204

New Construction median sales price is up this month reflecting an increase over last year. Affordability of the median price up from last year at this time. Inventory is down over last month. Rolling average staying the same and pending sales are up. Different parts of the Boise City Park Impact fee are under review. The committee is trying to decide how to fund certain projects they want to fund. There is also discussion about the current Tree Policy manual that needs to be upgraded in Meridian.

CONTINUED FROM PAGE 5

2017, making it the biggest issue after the federal budget and appropriations, the center's analysis found.

Lobbyists' concerns about tax legislation center on which "pay-fors" Congress may seek in order to deliver the lowest possible tax rates for individuals and corporations.

Trump has pushed for a 15 percent corporate income tax rate -- a huge reduction from the current 35 percent that's estimated to cost as much as \$2 trillion in revenue over 10 years. Lawmakers may opt for a shallower cut. Regardless, they'll still want to avoid adding to the

long-term deficit -- a condition they'll have to meet in order to make permanent changes under the Senate rules they plan to use to pass the bill. To a large degree, achieving that deficit neutrality means balancing the rate cuts by eliminating tax breaks.

'No Point'

Trump administration officials say they'll preserve the individual deductions for mortgage interest and charitable giving, as well as tax advantages for retirement savings. Senate Majority Leader Mitch McConnell last month echoed that guarantee for charitable giving and mortgage interest. Aside from those, he said: "There's

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no point doing tax reform unless we look at all these preferences.”

Still, the fact that no bill draft has emerged to date has some lobbyists on alert. Howard of the home builders' group said he's heard from congressional tax-writers that the mortgage interest deduction is vulnerable.

“We would put all of our resources — public affairs, grassroots, our political clout here in town — to defeating a bill like that,” Howard said. They'd even try “sky-writing,” he joked.

The group has already spent more than \$2 million on federal lobbying in the first half of the year on issues including tax policy and flood insurance. It argues that limiting the mortgage-interest deduction, which Congress's Joint Committee on Taxation has estimated will cost \$350 billion over the five years ending in 2020, would make home ownership more expensive and harm the building industry.

It's possible that a business tax cut would be deep enough to make up for any new limits on the mortgage deduction, but it would have “to be an awfully low rate I think for us to be able to say we'd be for it,” Howard said.

Realtors' Plans

The National Association of Realtors, which spent more than \$21 million on federal lobbying during the first half of this year, also plans to fight for the deduction if it has to. The group, routinely one of Washington's top spenders, plans to urge homeowners nationwide -- particularly those nearing retirement -- to deluge lawmakers with complaints, said a person familiar with the plans.

Even if that particular break stays in place, Howard sees another looming threat: Trump's proposal to double the standard deduction for individuals. When adjusting their income for tax purposes, individual filers can either subtract a fixed amount, called the standard deduction, or itemize their write-offs from an approved list that includes the mortgage break.

Increasing the standard deduction would make it less attractive to itemize -- reducing the value of the mort-

gage provision, the home builders' group says.

Industries that borrow heavily are ready to fight to preserve their own interest deductions. House leaders, including Speaker Paul Ryan, have proposed limits on corporate interest deductibility -- though Trump has been cool to the idea.

Senate Focus

The BUILD Coalition, which wants to preserve the deduction, will focus its lobbying on the Senate, said Mac O'Brien, a spokesman for the group that represents private equity, utilities and commercial real estate firms. Senate Finance Committee Chairman Orrin Hatch, a Utah Republican, has made it clear that his panel will be crafting its own tax plan.

The Save Our Savings Coalition, which includes insurers and investment firms, has been meeting with lawmakers as often as 15 times a week since April to urge protection of Americans' ability to defer taxes on retirement savings through 401(k) accounts, according to a person familiar with its activities.

The group is preparing op-ed commentaries that would aim to sway public opinion and seeking more members of Congress to support its aims, said the person, who wasn't authorized to speak publicly. Ending those breaks could raise as much as \$750 billion over 10 years, the group says.

One indication of the coming intensity surfaced earlier this year, when the National Retail Federation helped lead a successful fight against a proposed “border-adjusted tax” on companies' imports and domestic sales. The group spent more than \$7.3 million on lobbying during the year's first half -- almost double the \$3.7 million it spent in the first half of 2016. By July, the BAT -- a key proposal of Ryan's -- had been shelved.

As of Aug. 30, the retailers' group said it wants to see a bill that's “fair to all industries” and doesn't “burden consumers.”

Deciding what's fair is, of course, a matter of debate. And depending on what lawmakers ultimately reveal this month or next, the debate may be fiery, said Howard of the home builders' group.

“Tax reform, it's a blood sport,” he said.

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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