



# HBAForum

April 2016

A monthly newsletter keeping HBAF members informed about membership, service, and advocacy.



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## Member Events

## HBAF Calendar

### April 14

**5:00-6:30 pm** Member Mixer  
H&H Homes Design Studio  
1111 Ireland Drive, 28304  
Presented by **Coldwell Banker Advantage**  
[Register to attend](#)

### April 20

10:30 am Golf Committee

### April 21

8:30 am Board of Directors

### April 26

9:00 am Governmental Affairs Committee

### May 3

8:30 am Cornhole Committee

**April 22**

Fayetteville Area Habitat for Humanity  
Luncheon and Cake Auction



**April 27**

Cunningham and Co., Open House  
612 Winding Creek Rd Suite 201- 28305  
11 am-3 pm

**May 5**

5:00 pm-7:00 pm Thumbs Up Thursday  
On The Border Mexican Grill & Cantina

**May 6**

Cornhole Tournament  
Presented by **84 Lumber**  
11-11:30 am Team Check In  
12:00 pm Tournament Begins

**Up Coming**

**May 24**

NCHBA Quarterly Meetings  
Raleigh, NC  
[Register to attend](#)

**May 25**

NCHBA Legislative Meetings  
Raleigh, NC

[VIEW FULL CALENDAR](#)

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## 2016 Annual Cornhole Tournament Presented by

**May 6, 2016!**



Last Chance to play in the tournament! Only a couple teams are still available. All sponsorships are **SOLD!**

You don't want to miss out on this awesome networking event. Tickets are available for only \$15 and include, entry as a spectator, bbq lunch and a drink ticket, Come out for a fun afternoon, bring your office, mingle with members. Purchase your tickets today!



[Team and ticket information](#)

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## Fayetteville UDO Manual Gets a Makeover

City of Fayetteville Corporate Communications and Planning & Code Enforcement staff has collaborated to provide an online and more user-friendly Unified Development Ordinance (UDO) Administrative Manual to residents.

Available at, the [UDO Manual](#), the UDO Administrative Manual is now easier to read on the City's mobile-friendly website.

The manual is a "how-to" guide to the City's zoning code that includes many hyperlinks that direct users to important information. More links will be added later for items such as permit

applications.

"Developers and members of the public can now view the UDO Administrative Manual with ease on their Smartphone, tablet or desktop," said Scott Shuford, Planning & Code Enforcement Director. "We are glad to be able to provide this service to our customers and to those interested in how our development process works."

"The Corporate Communications staff took a print version of the UDO Administrative Manual and made it accessible in HTML format, making the manual simpler to read," said Kevin V. Arata, Corporate Communications Director. "The fact that this is on a mobile-friendly platform is also a benefit to residents, as it is much easier to access. Since our website redesign in October of 2015, our overall page views have more than doubled to an average of 156,000 views per month, with approximately 35% of that traffic coming from a mobile device."

More updates will be added to the document over time, so residents should monitor the UDO Administrative Manual webpage for changes.

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## There will be no recession in 2016!

Elliot Eisenberg, Ph.D., GraphsandLaughs, LLC

Despite all the news to the contrary, the US economy is in pretty good shape, better than the financial pundits think. Sure, the stock market has taken a battering of late, exploration and production activity in the oil patch has been declining, and exports are performing poorly, but the rest of the economy is fine. The service sector continues . . . [continue reading](#)

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## STACK YOUR OFFERS FOR AN EVEN BETTER DEAL

As the exclusive automotive manufacturer of the National Association of Home Builders (NAHB), we're pleased to extend association members a private offer<sup>1</sup> of up to \$1,000 toward the purchase or lease of most new GM vehicles. Just visit your local dealer, choose an eligible GM vehicle, and present your NAHB proof of membership. You can add on incentives from the National Fleet Purchase Program<sup>2</sup> and Business Choice<sup>3</sup> to get the best value on vehicles that run your business. **For private-offer details, visit [nahb.org/gm](http://nahb.org/gm).**



<sup>1</sup>Private-offer amount varies by model. Up to \$500 offer for retail deliveries and up to \$1,000 offer for fleet deliveries. Valid toward the purchase or lease of eligible 2014 and 2015 model-year vehicles. Customer must take delivery by 1/4/16. Not compatible with other private offers. Not valid on prior purchases. Compatible with many current incentives. Incentives are subject to change without notice. Excludes Buick Regal (2014), Chevrolet Corvette (2014), Sonic, Spark, SS, Volt; all Cadillac models. FAN required. See dealer for complete details. <sup>2</sup>Offer eligible for non-CAP customers only through 12/31/15. See dealer for details. <sup>3</sup>To qualify, vehicle must be used in the day-to-day operations of your business and not solely for personal/non-business-related transportation purposes. Must provide proof of business. For complete program requirements, including information regarding offers, vehicles, equipment, options, warranties, and ordering, consult your dealer or visit [gmbusinesschoice.com](http://gmbusinesschoice.com). Take delivery by 9/30/15. ©2015 General Motors. All rights reserved.

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## 8th Annual Community Appearance Awards Program

### Community Appearance Awards Program

Sponsored by the City-County Joint Appearance Commission

The City-County Joint Appearance Commission is made up of members from Cumberland County and the nine towns in Cumberland County. The Commission was established in 2004 to promote the enhancement of the appearance of the community.

## Purpose of the Awards Program

In 2008-2009, the Commission started a Community Appearance Awards Program. The purpose of this program is to recognize properties in Cumberland County that are improving the appearance of our community.

## How the Program Will Work in 2016

In 2016, the Commission will take a more active role in nominating properties that are improving the appearance of our community. However, the Commission would still like to receive nominations from the general public in 2016. So, please nominate a property for recognition. Nominations should be submitted by June 1, 2016. The Commission will recognize the best properties during the Summer of 2016 at an Awards Ceremony.

## [Nomination Form](#) Due June 1

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## Members In Motion



Congratulations to **Murray Duggins** on winning The Realtor Cup at the 2016 Chamber Gala for Celebrating Excellence!



The HBAF supports the Rick Herrema Foundation with a donation. The Rick Herrema Foundation's (RHF's) mission is to rejuvenate and strengthen the marriages and parent-child relationships of our nation's military families through fun and bonding activities. "Rick's Place" will feature a lodge and outdoor recreation center for military families. the 26-acre campus and will be open daily and free for military families.

[More info](#)

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## Experiencing Closing Delays? NAHB Wants to Help

[New rules](#) implemented on Oct. 3, 2015 have overhauled the disclosure process for closing on a home mortgage. The forms that have been used for decades - the Good Faith Estimate, the Truth in Lending and HUD-1 Settlement Statements - have been replaced by the Consumer Financial Protection Bureau's new integrated disclosure forms, the "Loan Estimate" and the "Closing Disclosure."

Under the new rules, the Closing Disclosure must be provided to the consumer a full three days prior to closing, and if there are certain changes during that 72-hour period, the closing could be delayed. In addition, the hefty penalties assessed on lenders for failing to meet the new disclosure requirements also are lengthening loan processing times.

As lenders adjust to the new rules, industry surveys have indicated that loans on average were taking longer to close. NAHB is working to determine if the new disclosure requirements are creating problems for home sellers and buyers and whether there are aspects of the new home financing process that are creating particular difficulties for NAHB members.

If the new disclosure rules have resulted in delayed closings, lost sales or other impacts on your business, please contact us and tell us your story.

Your feedback on this issue is especially important and will help NAHB to engage regulators to see if any changes are needed to ensure a smoother loan closing process for lenders, home builders and home buyers. Please note that your responses will be kept strictly confidential. Email [Jessica Lynch](#) at NAHB or call her at 800-368-5242 x8401.

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## Apply for College Scholarships by April 29

The North Carolina Home Builders Educational & Charitable Foundation, Inc. accepts applications for its college scholarships each year between January and April. The foundation awards scholarships based on a combination of need and merit to four-year college students entering their junior or senior year and technical school students entering their second year who have declared their major in a construction related field.

[Download application information.](#)

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## Parade of Homes Judges Needed

### Wilmington-Cape Fear Home Builders Association

**Judging Date: Friday, April 22, 2016, 8:00 am - 5:00 pm** (times are approximate)

This event will showcase new homes across the beautiful NC coast from Surf City to Southport. They will provide overnight accommodations on Thursday, April 21. Judges must be a current HBA member in their market with no conflicting business interests in the Southeastern NC market. Judges are responsible for travel arrangements.

## Introducing the NCHBA Member Rebate Program



Build a house.  
**Get cash.**

What would you think if you could get a rebate for your loyalty to many of the nation's leading housing industry Manufacturers? Well, now you can!

For more information and to register, visit:

[www.HBArebates.com](http://www.HBArebates.com)

**Get Started Today!**

## Construction Statistics

**Local Stats:** [March 2016](#)

**Local Stats Residential Trend:** [March 2016](#)

**Absorption Report:** [February 2016](#)

**Commercial Building Permit Index:** [December 2015](#)

**The Market Edge Residential Building Permit Trend:** [December 2015](#)

[Historical Construction Statistics](#)



## Your 3-in-1 Membership Resources

Affiliated With



**National  
Association  
of Home  
Builders**



### NAHB News

[Housing Preferences across Generations \(Part III\)](#)

[How Property Tax Rates Vary Across and Within Counties](#)

[Market Dynamics Contribute to Consumer Credit Growth](#)

### NCHBA BuildPAC

NC Build-Pac contributions are essential to promoting a pro-housing agenda in the legislature and local governments statewide. Uniquely, out of all funds raised by HBAF members, 30% comes back to our local reserve. This allows the HBAF to use those funds to directly support local candidates running for office in our community.

[Eye on the Economy: Number of Unfilled Construction Jobs Increasing](#)

[2016 Build Pac Form download the form to make your contribution.](#)



[Federal Open Market Committee March Meeting - Expect an April Freeze](#)

[Top 10 NCHBA Actions to Benefit Our Members in 2015](#)

### Stay Connected

Like us on **Facebook** 

Follow us on **twitter**



Dues payments to the Home Builders Association of Fayetteville are not deductible as charitable contributions for federal income tax purposes. However, dues payments may be deductible as an ordinary and necessary business expense, subject to exclusion for lobbying activity. Because a portion of your dues is used for lobbying by NAHB, NCHBA and HBAF, 11% of the total dues, or \$58.10 is not deductible for income tax purposes for builder and associate members. For affiliate members, 4% of the total dues, or \$4.45 is not deductible for income tax purposes. North Carolina Statute 105-357 provides a penalty of 10% on all returned checks. In addition, NCGS 25-3-506 provides a processing fee not to exceed \$25.00 for checks returned for the same reason. Membership Dues are non-refundable.

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Natalie Fryer, Executive Officer  
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NAHB Member Discounts [www.nahb.org/ma](http://www.nahb.org/ma)

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