

THE HOME BUILDER

DallasBuilders
ASSOCIATION

www.DallasBuilders.com



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Dallas BA's Industry Investors for 2018



BRIEFLY

Mark your calendars for Friday, Sept. 28, when the Association's leadership team for 2018-19 will be installed. StrucSure Home Warranty is presenting the Installation of Leadership at Noah's in Fairview. In addition, the Dallas BA's most prestigious awards will be presented, including the Hugh Prather Trophy, which is given to the builder, remodeler or developer member who has done the most for the betterment of the North Texas region.

The 2017-2019 Residential Contracts Package is available to builder members. The package, made up of multiple contracts including residential construction and remodeling, is the builder's blueprint for typical construction and remodeling transactions in the State of Texas. Visit TexasBuilders.org to order yours.

Back by popular demand, Roy Spence will serve as the opening keynote speaker for the Sunbelt Builders Show, which will be held Aug. 8-9 at the Hilton Anatole in Dallas. Presented by the Texas Association of Builders, Sunbelt is one of the largest building industry events in North America. Visit SunbeltBuildersShow.com to learn more.

Periodicals Postage Paid at Plano, TX, and Additional Offices

ARC Awards presented Aug. 18 by Centricity

The ARC Awards, which recognize excellence for associates, remodelers and custom builders, will be held Saturday, Aug. 18, at the Westin Galleria in Dallas.

The ARC Awards gala will be presented by Centricity. Milgard Windows & Doors will host the cocktail party to kick off the black-tie event at 6 p.m.

Jenny Anchondo, co-host of The CW's "Morning Dose," will serve as emcee for the awards show. She is an Emmy award-winning news anchor and reporter who has covered stories all over the country, including immigration issues, drug trafficking, the Super Bowl and the Dallas ebola crisis.

Tickets are \$95 and are available online at DallasBuilders.org.

D Home magazine will again feature ARC Awards winners in an upcoming issue. Awards will be given in more than 70 categories in the areas of:

- Remodeling & Renovation
 - New Construction
 - Specialty
 - Associate of the Year
 - Community of the Year
 - Remodeler of the Year
 - Custom Builder of the Year.
- Partnership opportunities are avail-



Emcee Jenny Anchondo

able on a variety of levels, starting at \$500.

Partners to date include Centricity, Milgard Windows & Doors, Love That Door, Audio Video Innovations, Escalante Concrete Texas, Texas Counter Fitters, Texas Door & Trim, Assured Partners of Texas, Lights Fantastic Pro, Ferguson Bath, Kitchen & Lighting Gallery, Tempo Mechanical, KJ Custom Screens & Outdoor Living, Capital Distributing, Riddell Plumbing and Prosource Wholesale.



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Please join us as we SURPRISE and BREAK GROUND on a mortgage-free home for an American hero. **Operation FINALLY HOME** is dedicated to providing custom-built homes for America's military heroes who have sacrificed so much in the defense of our freedoms and values.

We are honored to provide a home for a deserving veteran and their family. They will be surprised and find out about their new home as they arrive at the event. Please join the builder and sponsors as we welcome them to the City of Irving.



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Monday, July 16th

ARRIVE BY 10:15 AM

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Dallas BA is building guest/training home for Patriot PAWS in Rockwall

The Dallas BA has launched a project to build a guest/training home for Patriot PAWS, holding a Town Hall event May 18, in hopes of bettering the lives of deserving veterans. More than 30 Association members attended the Town Hall to express their support and offer their assistance with the project.

Patriot PAWS trains and provides service dogs at no cost to disabled veterans and others with mobile disabilities. They achieve this by partnering with local, state and national organizations such as the Dallas Builders Association.

The Dallas BA's partnership objective is to build a 2-bedroom, 2-bathroom suite style home in Rockwall on the lot next to the Patriot PAWS facility.

The home will be ADA compliant with an open kitchen and living room concept and will serve as a place for veterans to stay as they become acquainted with their new best friend and for those who need a refresher training on handling skills. Patriot PAWS will also be offering this as a place to say for any veteran who might need some time away or to meet with other veterans and play cards, watch sports and relax away from the demands of the world.

During the Town Hall, builder captains Mike Mishler of Mishler

Builders and Donnie Evans of Altura Homes provided the details of the project and explained what material and labor donations are still needed. Several attendees filled out donation cards and collectively helped this dream become a reality.

The project has been approved by the Architectural Review Board and the Planning and Zoning Commission. On June 4 the Rockwall City Council unanimously voted to waive the building permit fees, expressing appreciation to Patriot PAWS for the outstanding work they have done in the community.

To date Patriot PAWS has placed 187 dogs and currently has 92 veterans on a waiting list. They receive approximately 400 requests for dogs each month. There are approximately 187,235 veterans in north Texas alone. The work Patriot PAWS is doing is greatly needed and greatly valued. For this reason the Dallas BA feels honored to partner with them and provide a home which will benefit so many.

Thank you to the countless donors; the generosity of Dallas BA members makes this entire project possible.

If you are interested in donation to this project or a future project please contact Sheena Beaver at sheena.beaver@dallasbuilders.com or at 214-615-3881.



When it is finished, the Patriot PAWS Crisis House and Tranquility Pond will serve as a peer counseling facility to guide veterans through decompressive therapy to help them be more successful as family members and in society in general.

Dallas Metro Building Permit Summary Year-to-Date 06/20/2018			
Residential	Permits	Value	Units
Single Family Homes	13,520	\$3,845,208,527	13,542
Duplexes & Twin Homes	37	\$12,288,894	74
Apartments & Condos	127	\$846,420,959	9714
Other Residential Structures	193	\$24,323,979	0
Swimming Pools & Spas	2,496	\$108,910,182	0
Garages & Carports	142	\$8,130,443	0
Res Rmbl, Adbn, Int Fin	2,091	\$169,386,111	0
Renov Residential	823	\$34,829,843	0
Total Residential Const	19,429	\$8,849,709,964	23,336

Dallas Metro Building Permit Summary Week 25 - 06/14/18 to 06/20/18 (permits over \$20,000)			
Residential	Permits	Value	Units
Single Family Homes	654	\$180,413,565	654
Demolition	19	\$89,500	0
Grading & Dust	7	\$40,200	0
Footing & Foundation	123	\$859,508	0
Duplexes & Twin Homes	4	\$891,530	8
Apartments & Condos	2	\$41,000,000	505
Other Residential Structures	10	\$402,624	0
Swimming Pools & Spas	121	\$5,175,513	0
Garages & Carports	8	\$720,385	0
Res Rmbl, Adbn, Int Fin	103	\$7,323,475	0
Renov Residential	124	\$3,803,774	0
Total Residential Const	1,175	\$248,690,064	1,167

Dallas Metro Single Family Builders Year-to-Date 06/20/2018		
Builder	Homes	Value
1 D R Horton Custom	1128	\$209,482,851
2 Highland Homes	561	\$190,281,956
3 DR Horton	818	\$189,279,745
4 First Texas Homes	542	\$181,956,485
5 Lennox Homes	570	\$145,875,748
6 Darling Homes of	284	\$124,521,828
7 Bloomfield Homes	387	\$122,925,179
8 American Legend	289	\$95,265,199
9 Beaver Homes	315	\$97,160,529
10 Toll Brothers Inc	151	\$83,438,366
11 Britton Homes	163	\$78,223,783
12 K. Hovnanian Homes	166	\$67,274,827
13 Pulla Homes Of	338	\$65,937,699
14 Hallmark Land	187	\$63,841,674
15 David Weekley	181	\$62,788,346
16 LCI Homes	306	\$55,876,159
17 Meritage Homes	173	\$55,558,075
18 History Maker Homes	244	\$54,121,675
19 Drews Custom Homes	145	\$51,876,145
20 Gehan Homes	191	\$49,195,684
21 Meritage Homes	114	\$47,545,845
22 Magistral Homes	184	\$45,845,617
23 Shaddock Homes	111	\$45,546,346
24 Landon Homes	123	\$40,392,086
25 MHI Partnership	130	\$38,908,115
26 Pulla Homes	165	\$38,156,013
27 Callantonic Homes Of	113	\$38,109,409
28 Ashton Woods Homes	116	\$35,972,709
29 Antares Homes	157	\$33,909,450
30 MHI Homes	129	\$33,879,796
31 Impression Homes	181	\$30,515,684
32 Our Country Homes	68	\$28,039,957
33 Dunhill Homes	86	\$27,571,363
34 Magistral Homes Inc	93	\$25,481,733
35 Altura Homes LP	91	\$23,415,788
36 Perry Homes	66	\$22,004,488



Provisions and Protections You Should Look for in Park Dedication Ordinances

David Lehde
Director of
Government
Affairs



As growth continues in municipalities, the costly concept of parkland dedication ordinances also grows and has a direct impact on housing affordability. Essentially, they act as a hidden property tax on new development. Developers and builders should be on the lookout to ensure needed provisions are included in these ordinances and adhered to.

The home building industry is not opposed to the responsible development of parks. In fact, there are parks in the City of Dallas, for example, that were contributions of the nearby residential development. These parks were developed long before any talk of park dedication ordinances. Park dedication ordinances are regulatory requirements mandating the dedication of land to cities for a park, without reimbursement. These include a fee-in-lieu option, and some include an additional park development fee. Obviously, there are more appropriate mechanisms to fund parks.

Here are some provisions that you should look for to ensure there is a balanced approach as possible to a current or proposed parkland dedication ordinance you may be facing.

First and foremost, a city's regulation for calculation of a parkland dedication must be roughly proportional to the increased demand that the development puts on the city's park system. Much like an impact fee, the dedication and fee-in-lieu payment assessments cannot be arbitrary. Some cities will attempt to meet the standard by assuming that the new residents' demands on the park system will require the same amount of service as existing residents. In that case, the calculation should include a measurement of the existing level of service.

Another key provision is for the ordinance to make use of what is known as the nexus principle. Fees must be used in a manner that benefits the new residential development. Unless it is a small city, the reasonable expectation is that the city be divided into zones or districts. The fees paid on behalf of a new development should be spent in the nexus zone or district of development that paid them.

Similar to the benefit expectation of nexus zones is the time a city has to expend the fees. The new parks and park amenities must be available to the homes within a reasonable time. City park dedication ordinances should specify a time for fees to be spent, as well as a fee refund policy.

Equally important is the need for the ordinance to offer credits for private parks and recreation amenities. As the claimed purpose of these ordinances is that the dedication or fee-in-lieu is needed to address that additional use of park service resulting from new development, then it is difficult for a city to claim that the exaction or fee required by its ordinance is proportional to demand if the city is not offering credits for private parks and amenities that are reducing the need for that park service, as well reducing the city's need for funds to maintain the park.

Other helpful provisions include crediting the dedication of land to be counted towards a development's assessed tree mitigation and density incentives for those developments offering larger dedications.

As mentioned above, the home building industry is supportive of park development when it is done responsibly. However, all development ordi-

nances should take into consideration the loss of developable lots and the additional costs that will be paid by the home buyer and what that market's home buyers can afford.

Should members have questions or concerns about development and/or other ordinances in their area, they should contact the Association's Director of Government Affairs.

Dallas BA seeks nominations for 2019 Board of Directors

Each year the Dallas BA searches the ranks of its members to find those who want to take an active role in the leadership of the Association and the evolution of the home building industry in the area.

The Association Board of Directors is selected by the membership in an election at the end of each summer. This is accomplished through a series of steps that will first seek out interested candidates, then affirm their willingness to become a leader, not just a Board member.

Once the Nominating Committee completes the review of the interested candidates, it then prepares recommendations and the ballot.

If you are interested, or know someone who is, now is the time to let the Nominating Committee know. Donnie Evans of Altura Homes is chairman of the committee this year.

Expectations of a Director

Each director is elected for a one-year term, starting around Oct. 1. He/she is expected:

- To attend the monthly Board meetings;
- To attend all Dallas BA general functions;
- To invest in HOMEPAAC of the Dallas Builders Association;
- To take an active role in the committee structure of the Dallas BA;
- To be active in recruiting new members; and
- To support the special events of the Dallas BA (e.g. Golf Tournament, ARC Awards, Dallas Builders Show).

Express your interest or make a nomination by emailing Sheena Beaver at sheena.beaver@dallasbuilders.com. Please put "2019 BOD Nomination" in the subject line and include the following three items:

- Any active NAHB designations you currently hold;
- Involvement with the Dallas BA; and
- Please note if you are eligible to be considered as an Honored Life Director. According to the Dallas BA bylaws, the Board may elect Honored Life Directors upon nomination for the position by the Nominating Committee. The member shall have:
 - Served as a Director for at least seven (7) years.
 - Served at least one (1) year as Chairman or President of a Committee, Council or Division or in an elected or appointed position in public office.
 - Met all Board of Directors attendance requirements for at least seven (7) years.
 - Made extraordinary contributions to the home building industry or the community.
 - Obtained professional education designation or certification.
 - Invested in HOMEPAAC of Greater Dallas for at least seven (7) years.



Senator Huffines Visits With Association Members on Regulatory Issues

State Senator Don Huffines visited with Dallas BA's Volume Builders & Developers Committee June 27. During his comments, the Senator offered a recap of the past legislative session, including how property owners benefited, as well as an update on what he hopes to achieve in the coming 2019 legislative session. The Senator commented on how responsible the state legislature has been with the budget in the past two sessions and offered insight regarding the need for balance in local and state regulation.

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Johnson Supply Hosts Sold-Out Golf Open June 25



Masters Course, 1st Place: Matt Coop, Nate Calzada, John Obregon, Brannon King



Masters Course, 2nd Place: Steve Piro, Mike Thacker, Mike Sugrue, Gary Wideman



Masters Course, Closest to Pin: Bubba Finnell



Masters Course, Longest Drive: Ben Hogan



Championship Course, 1st Place: Donnie Evans, James Cook, Austin Cook, Ty Spinella



Championship Course, 2nd Place: Justin Webb, Blake James, Jeff Williams, Steve White



Championship Course, 3rd Place: Jeff Reynolds, Ronnie Cunyus, Cory Stone, TJ Sinno



Championship Course, Longest Drive: Eric Juers



Championship Course, Closest to the Pin: Braydon Ruthart

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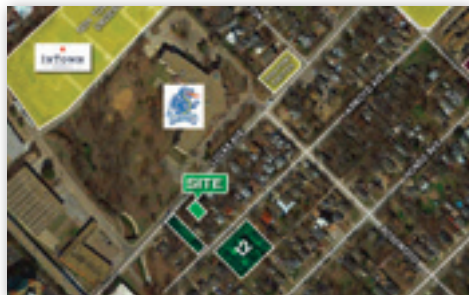
2040 W MILLER RD, GARLAND
±15 ACRES • SINGLE FAMILY



600 N DENTON TAP RD. COPPELL TX
±5.3 ACRES • TX - \$1,600,000



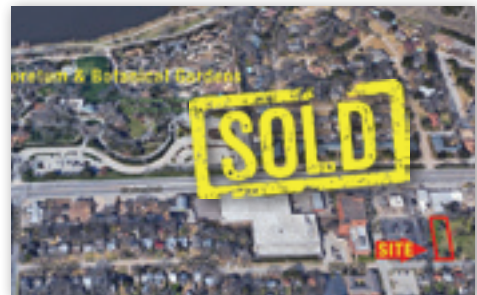
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Upcoming Classes – July & August

Presented in partnership with StrucSure Home Warranty.



TAB Contracts Class

July 13 - 10 a.m. - 1 p.m. (lunch)
Cost: \$45 (only members are allowed to attend this course)

Following each legislative session the Texas Builders Association publishes a Texas specific contracts package for builders.

These contracts are a vital part of conducting business as a contractor in the state of Texas. Learn how they will protect your company from litigation and provide essential risk management components.

James Rudnicki, partner of Bush Rudnicki Shelton, P.E., will be instructing the class and on hand to answer any questions. James co-authored the contracts package and is a valuable resource in protecting your business from recent trends and common contractual issues.

Partners: StrucSure Home Warranty and Builder Agent Network.

Cracking the Codes Series - Significant Changes to the IECC

July 26 - 10 a.m. - 1 p.m.

Cost: \$40 (advance registration)

The Texas energy code has multiple compliance paths that add flexibility but can also complicate compliance. Air sealing and other mandatory items must all be met and understanding them can be confusing. This class will dig into ways to simplify energy code compliance and understand how to achieve the maximum flexibility for minimum investment. Energy efficient system specialist, Matthew Brown with the APA will leave attendees with an understanding of pathways to comply with the energy code and air leakage requirements and mandatory compliance items. He will also address prescriptive energy

code options from Energy Systems Lab (ESL) and how leverage a performance path for maximizing flexibility with controlled costs.

Series Partners: Dow Building Solutions, Texas Builders Resource Group, Paragon Structural Engineering and Samsung.

Building a Better Business Series: Creating a Powerful Structure for Your Business

August 15 - 10 a.m. - 1 p.m. (lunch)
Cost: \$40 (advance registration)

For a business to survive and thrive over the long term, it must have a solid frame. The frame is what holds all parts of the business together - both figuratively and literally. Instructor Rich Allen will go in depth on the three most critical elements necessary to build your business on a solid structure and framework. These three elements provide the strength to support your growing business.

Every business needs a Tune-Up from time to time. Following the proven principles and strategies of The Ultimate Business Tune Up will help you provide better leadership, build a winning team, grow your customer base, improve customer satisfaction, and improve your financial margins and profits.

Instructor Rich Allen is the author of "The Ultimate Business Tune-Up" and global business consultant. His approach to coaching is engaging and interactive with proven results.

Series Partners: Dow Building Solutions, Paragon Structural Engineering and APA – The Engineered Wood Association.

Register at DallasBuilders.org.

13th Cars for CASA raises almost \$61,000 for Lone Star CASA



The Metro East Division hosted its 13th annual Cars for CASA car show May 20, raising almost \$61,000 for Lone Star CASA. Through this annual event, Metro East has raised more than \$486,000 for CASA over the past 13 years.

CASA is a national volunteer movement whose purpose is to find community volunteers to act as a "voice in court" for abused and neglected children.

Cars for CASA has grown to become one of the most successful auto shows in North Texas. This year's show featured approximately 200 cars and trucks.

(Left) Metro East Division Board members and volunteers Larry Baty, Doug Bowerman, Greg Paschall, Jimmy Ashbrook, Shane Ashbrook, Blake Harod, Sam Bowerman, Edd McKidy, Joe Enderby and Dave Hambley gather to take their traditional group photo to mark another successful event.



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Milestone Anniversaries



Glen Baker Insurance Agency & Sumeer Homes Earn Milestone Recognition

(Left) Glen Baker of Glen Baker Insurance Agency receives a Milestone Award in recognition of 40 years of continuous membership in the Association. (Right) Suresh Shridharani and Hall Barrix of Sumeer Homes are celebrating 35 years of membership. Milestone Awards are presented courtesy of Centricity and Lee Lighting.

AFTER HOURS

Thursday, July 26

6-8 p.m.

Hosted By



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Enjoy food, beverages, prizes & cooking demos while networking with fellow industry professionals

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