

THE HOME BUILDER

DallasBuilders
ASSOCIATION

www.DallasBuilders.org



VOLUME LXX

No. 5

May 2023

Industry Investors



BRIEFLY

The National Association of Home Builders (NAHB) will soon hold an online training course for both experienced and aspiring instructors. As an approved instructor, you will have the opportunity to share your knowledge and expertise with aspiring professionals in the home-building industry. This can help you expand your network, gain recognition, and enhance your credibility as a thought leader in the industry. Contact Sheena.Beaver@dallasbuilders.com for further details.

The Metro East Division's May 18 meeting will feature a program on Design Trends. The luncheon will be held at Springhill Suites in Rockwall. [RSVP.](#)

May 26 is the deadline to submit new claims in the TAB Member Rebates Program. All claims for residential jobs completed Jan. 1 through March 31, 2023, must be made by this time. [Details.](#)

McSAM Awards announces winners

The Dallas Builders Association has announced winners of its 44th Annual McSAM Awards, presented April 22 in partnership with StrucSure Home Warranty. The McSAM Awards have been held each year since 1979 to recognize "maximum creativity in sales and marketing."

More than 350 entries were received this year, and winners were named in 73 categories.

The prestigious McSAM Award is given to builders,

remodelers, developers and associates who have made a significant and creative contribution in residential marketing through specific achievements in a given year. The Association's ARC Awards recognizing outstanding custom building and remodeling projects was merged this year with the McSAM Awards.

Executive leadership coach Chad Sanschagrin was the master of ceremonies for the awards gala held at the Statler Hotel in Dallas.

[Continued on page 4](#)



M/I Homes of DFW was honored as Builder of the Year at the 44th Annual McSAM Awards presented by Struc-Sure Home Warranty April 22. More McSAM photos can be found on pages 4 and 5 of this issue. Or visit the website at McSAMAwards.com.

Crone to step down as Association EO

Executive Officer Phil Crone has informed the Association's Board of Directors that he will be stepping down in July after accepting a position as Vice President of Leading Builders of America.

In his new role, he will be heavily involved with the code development process and with numerous legislative and regulatory challenges facing the housing industry across the nation.

Phil started working for the Dallas BA's government affairs team in 2006 while attending law school at SMU. In 2012, he became the Association's seventh Executive Officer.

In 2013, NAHB honored him as the nation's Best New Executive Officer and just a few years later as its Executive Officer of the Year. *Professional Builder Magazine* recently named Phil to its Forty Under 40 Leadership Awards.

"Working with our dedicated team here at the Dallas

BA, I have witnessed firsthand the profound impact we have made in building the nation's strongest housing market," Phil states in his announcement letter, which outlines some of the Association's challenges and accomplishments.

The Dallas BA's Board of Directors has authorized a committee to begin the search for Phil's successor.

His last day with the Association will be July 7.



Phil Crone



Oncor Electric Delivery Receives Milestone Anniversary Award

Rick Beall and Landon Meeker with Oncor Electric Delivery accept a Membership Milestone plaque commemorating more than 75 years of continuous membership in the Dallas BA. Oncor is the Association's oldest member, having joined in October 1946. Oncor laid its first power lines at the beginning of the 20th century. The company now has more than 141,000 miles of transmission and distribution lines serving more than 400 communities and 98 counties.



The HomeFront

Government Affairs News and Info

David Lehde
Director of
Government
Affairs



Dallas BA Advocacy Engaging on All Three Regulatory Fronts

After coordinating a very successful Rally Day at the State Capitol in Austin for our members in March, the Dallas BA advocacy efforts have continued to impact the regulatory environment for our industry at the local, state, and federal levels.

Distribution Transformer Shortage

With eyes towards working with fellow regional stakeholders to do our part regarding the shortage of distribution transformers that has occurred nationwide, Dallas BA on April 5 brought electrical power providers together to discuss the state of transformer supply and what to expect down the line.

The meeting first provided an update from our team at the National Association of Home Builders, who joined the meeting virtually to talk about the Association's advocacy on the issue in Washington.

This was followed by a panel with representatives from CoServ, Denton Municipal Electric, Farmers Electric Cooperative and Oncor who gave summaries of how they have addressed inventory and delivery of transformers.

The panelists discussed how their own teams were addressing supply challenges at a time when transformers are seeing a significant increase in price due to material strains.

While lead times in our region are better than those experienced in the eastern portion of the U.S., they are still longer than what is generally accepted. The range of inventory varies by provider and region. While one may be focused on delivering on a first come, first serve basis, and another managing delivery percentage to ensure there is inventory until manufacturer replenishment, a larger provider can already have enough for the current year and be working on next year's supply.

All have agreements with manufacturers through their approved bid process and DME, via state authorization, can seek other avenues when the supply is seen to be in emergency status.

The panelists all pointed to one key thing that builders and developers can do to avoid causing further delays: com-

munication with the provider regarding development plans early in the process.

Builders and developers offered questions and their own insights regarding how they have worked to secure transformers during this shortage.

City of Dallas Building Code Amendment

On another front, the issue of supply shortages, in part, was key to the discussion as Dallas BA worked with City Council members to secure a sensible amendment to the City of Dallas' adoption of the 2021 cycle of building codes on April 12.

A chief concern of the Dallas BA was a provision mandating an "EV Ready Space" for one-to two-family dwellings and townhouses.

Without amendment, the code would have required that new home construction include a 40-ampere, 208/240 – volt dedicated branch circuit that would have had a termination point such as a receptacle or junction box.

Dallas BA requested that the council offer an amendment changing that reference to "EV Capable Space", in which just having electrical panel capacity and space to support the branch circuit, along with installation of conduit, is sufficient. The amendment, offered by Councilman Chad West, won approval by a vast majority of the City Council.

While electric vehicles are slowly growing in use, the reality is that the vast majority of Dallas Residents will not own or nor afford an EV in the near future. Moreover, with technology changing, the infrastructure used for this aftermarket product may change. By adopting Dallas BA's recommended amendment, the City Council not only avoided adding cost for a product not used by many, but also avoided a waste in materials that are already in short supply.

Dallas adopted the regionally recommended amendments from the North Central Texas Council of Government's Regional Codes Coordinating Committee (RCCC). The RCCC's process provides for a much-needed standardization and uniformity for the code amendments adopted



David Lehde, Dallas BA staff director of government affairs, speaks before the Dallas City Council on April 12.

by the dozens of municipalities in Dallas BA's 10-county jurisdiction. As a member of the RCCC, Dallas BA participates in the committee's review process.

State Advocacy Efforts

At the state level, Dallas BA has not dropped off from its coordination with the Texas Association of Builders as they lead our industry's advocacy efforts during the 88th Legislature. On April 12, Executive Officer Phil Crone stayed busy in the Capitol as he awaited his time to testify for Senate Bill 560 by Senator Drew Springer, which would shore up loopholes in a longstanding statute designed to provide fee refunds for applicants whose permits are ignored for 45 days or more. The House companion, House Bill 3826 by Representative Toth, has been reported favorably out of committee and continues in the process.

Every Texas Representative in the Dallas BA service area also received a letter from the Director of Government Affairs requesting their support for HB 2024, legislation authored by Representative Jeff Leach providing a needed update to the Statute of Repose, leading up to the bill's approving House vote on April 20. HB 2024 is now in the Senate and has been referred to the Business and Commerce Committee.

Dallas BA will continue to work with TAB as needed to help address other priority bills of the industry.

Inflation Reduction Act

In Washington, some things can take a while to come to fruition. During the discussion on the Inflation Reduction Act in 2021, Dallas BA joined NAHB in stressing the industry's concerns regarding

section 50131, which included grants that could coerce municipalities to unknowingly adopt an energy code that their city may not be ready for.

The provision circumvents the needed flexibility states and local governments should have to amend those codes prior to adoption.

Not only can that have a negative impact on housing affordability, but there would also be an impact on the local economy.

The repeal of that provision was included in this year's H.R. 1 in the U.S. House of Representatives. After hearing from NAHB and Dallas BA again, U.S. Congressman Michael Burgess (TX-26) offered the same concerns in comments on the House floor prior to the legislation's passage. H.R. 1 also included an amendment regarding the freedom of homeowners to choose natural gas as a power source. While they did not vote for the overall bill, that amendment did have U.S. Representatives Colin Allred (TX-32) and Marc Veasey (TX-33) cross the aisle and vote for its approval.

Direct questions on advocacy items to the [Dallas BA Director of Government Affairs](mailto:David.Lehde@DallasBA.org).

Professional Women in Building

On a different front, it is worth noting that the Dallas BA's Professional Women in Building Council hosted Dallas City Councilwoman Cara Mendelsohn as featured speaker for their April meeting. As a leader in local policy, Mendelsohn spoke on how her background brought her to her current public service and encouraged those in the room to consider serving in their communities. There are definitely times when glass should be broken.

Representing The Interests of the Home Building, Multifamily Construction and Remodeling Industry in the Greater Dallas Area

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The Home Builder is published monthly by the Dallas Builders Association at 5816 W. Plano Pkwy., Plano, Texas 75093. Telephone 972-931-4840.

[BARCIE VILCHES](mailto:Barcie.Vilches@DallasBA.org), Editor

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2023 McSAM Award winners announced

continued from page 1

The industry-judged awards included M/I Homes – McSAM Builder of the Year; Hillwood Communities – Developer of the Year; Homes by J. Anthony – Custom Builder of the Year; Traditional Classic Homes – Remodeler of the Year; and The Commons at Spring Creek by Centre Living Homes – Builder Neighborhood of the Year.

Industry experts from around the country including builders, architects, interior designers and new home marketing professionals judged the awards.

David Weekley Homes won the prestigious People’s Choice Builder of the Year honors. Pecan Square by Hillwood Communities was named People’s Choice Community of the Year.

The People’s Choice competition rewards builders and developers based on consumer voting. To identify the People’s Choice winners, the Dallas BA enlists the help of a third-party firm that sends an online survey to hundreds of homebuyers, asking for feedback on everything from home design, sales experience, customer service, community lifestyle and overall satisfaction. Respondents were also asked to rate – on a scale from zero to 10 – how likely they would be to recommend a particular builder or community to a friend or family member, which is considered the gold standard in customer satisfaction surveying.

Other winners in the industry-judged categories were:

- Production Home of the Year – Whitestone Estates – Grand Whitestone by Grand Homes;
- Master Planned Community of the Year – Pecan Square by Hillwood Communities;
- Active Adult Home of the Year – Mantua Point 50s – The Davenport by Highland Homes;
- Multifamily Community of the Year – Hammock Creek by OM Housing, LLC;
- Builder Project Manager of the Year – Jared Kent with M/I Homes; and
- Marketing Professional of the Year – Taryn Dandurand with Hillwood Communities.
- Lifestyle Director of the Year – Jenny Laible, First Service Residential.

A complete list of award winners and a photo gallery can be found at McSAM Awards.com.



Hillwood Communities garnered Developer of the Year and People’s Choice Community of the Year honors.



Homes by J. Anthony was named Custom Builder of the Year.



The People’s Choice Builder of the Year award went to David Weekley Homes.



[WINNERS BOOK >>](#)
[McSAM PHOTOS >>](#)



2023 McSAM Award winners announced



Top Shot Handgun Challenge

Presented by



May 11, 2023

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6:00pm Tournament
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[Register](#)

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Non-members \$50 per person.

[Register](#)

Milestone Anniversaries



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Lightfoot Guest Moore & Co. PC – 45 Years

Dallas BA John Porizek presents a 45-year Membership Milestone plaque to Joe Moore with Lightfoot Guest Moore & Co. in recognition of continuous membership in the Association.



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Members enjoy April 27 Crawfish Boil



Thank you to James Hardie Building Products, who served as title partner for the April 27 Crawfish Boil. On hand from James Hardie's team, from left, were Tyler Brown, Sally Martin, Craig Martin, Lex Brown, Steve Brown, Sebastian Moore, Caitlin Moore, Charles Davenport, Tamer Shahin and Claudia Hoffmans.



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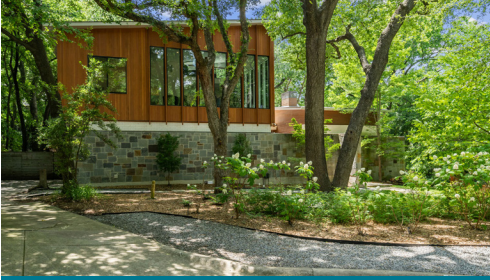
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