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Official Publication of the HBA of Michigan • Spring 2024



Lakeshore HBA's Next Generation Steps Up

Q & A: What's Next
for Michigan's
Residential Code?

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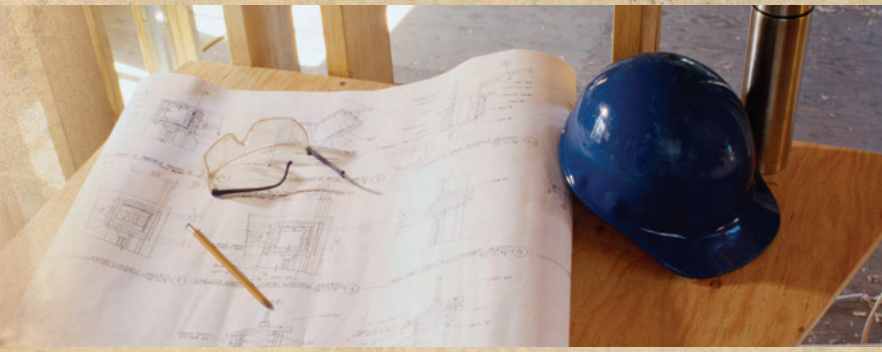
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ON THE COVER

Pictured left to right:
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Photo by Becky Martin Photography



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PRESIDENT'S MESSAGE

FORWARD. TOGETHER. That's my theme for this year as your President. I've been a member for 19 years and my membership has been rewarding for me personally and professionally. Meeting new friends and traveling to local, state and national meetings has been something I would have never realized until I had put some time into my membership. Beyond that, the professional development that has come from my relationships is invaluable.



Successful contractors who I approached were generous to share their years of industry wisdom. They appreciated my eagerness to learn and my willingness to put in time and effort to develop skills you can't find in a book or YouTube video. It was incumbent upon me to participate and engage, otherwise I would have just been the guy in the front row taking notes in a classroom, hoping to get one bit of knowledge that might take me a step further in my journey. Being engaged with the HBA has been a much more fruitful payoff and for that, I'm grateful.

FORWARD. TOGETHER. My parents raised us well. Our family prayer ended with "...and remember the needs of others, we pray." As one of the leaders in our federation, I have always strived to include as many members as possible in our conversations. I'm outspoken, maybe because I'm the youngest in a large family. In my family, it was about togetherness, team, support, belonging and inclusion. I have strived to bring those values along in my interactions in my business as well as our HBA federation.

FORWARD. TOGETHER. Over the last few years, our state HBA goals have been largely about growing engagement and fostering a culture that we form a team. We launched an outreach program for the senior officers to have regular calls with the local Presidents. Everyone's needs are different and, as I mentioned before, we're getting to know the needs of others so we can better serve you.

FORWARD. TOGETHER. None of us can do alone what our association does as it relates to advocacy on regulations, codes and policy. I believe that at all levels, we are "Member Driven. Professionally Managed." As our industry environment changes and our businesses evolve, the HBA is a constant resource available to every member. As you read further in this issue, you'll see how we've come together to face challenges in the code development arena, zoning reform, skilled trades training and even weighing in on infrastructure funding. Our leadership and professional staff have us headed in the right direction.

Sincerely,
Jeff Grantham
CGR CAPS GMB CGP
2024 President, HBA of Michigan



From Incentives to Reforms, the Housing Michigan Coalition Continues to Work to Solve the Housing Crisis

Throwback to August of 2020 when groups stopped talking about the housing crisis in Michigan and actually began pulling together a bi-partisan coalition to begin creating tools to address the problem. On April 15 of 2021, the Housing Michigan Coalition launched our agenda on the Capitol steps.

The executive committee of the Housing Michigan Coalition has representatives from the Home Builders Association of Michigan, Grand Rapids Chamber of Commerce, Housing North and the Michigan Municipal League. Standing with us are builders, developers, non-profits and local units of government from around the state, along with statewide trade association representatives.

Since that launch, several bills have been introduced, heard in committee, voted on in the House and Senate and signed into law by Governor Whitmer. Those new tools are options for builders, developers, non-profits and local units of government to come to the table and approve incentives to build much needed workforce housing across the state of Michigan.

Realizing there isn't one silver bullet to address the housing crisis, the coalition was also successful in having \$5M appropriated for the Housing Readiness Incentive grant. This grant provides up to \$50,000 in funding to eligible applicants to implement actions that encourage

housing supply and affordability in their community. \$1M has been recommended for the FY '25 budget.

With incentives in place to lower the cost for builders, developers and non-profits, and the \$5M in funding for local units of government to update their local ordinances to become housing ready, the next step the coalition is working on is local regulatory reform legislation.

Last session, Representative Andrew Fink (R-Hillsdale) had draft legislation addressing several ordinance issues at the local level. The Housing Michigan Coalition took a deep dive on those, asked questions, made amendment suggestions and is continuing to meet with Representative Fink and his team so he can introduce legislation we can get behind and support.

This session, Representative Kristian Grant (D-Grand Rapids) has also requested draft legislation to address other issues at the local level. We are excited to have Representative Grant take the lead on this, as she also continues to have conversations with Representative Fink to work to find some solutions. We also appreciate the fact that Representative Grant is the new chair of the Housing sub-committee in the House of Representatives.

The coalition is working with both representatives on issues ranging from:

1. Setting Maximum Parking Requirements
2. By-Right Accessory Dwelling Units
3. Single Staircase Design
4. Allowing Quadplexes to be Under the Residential Code
5. Raising the Bar for Petitioning Against Zoning Amendments
6. Including Housing in Master Plan Process

Once we have the Housing Michigan Coalition executive board in agreement with the draft legislation, we will



Continued on page 6

Continued from page 5

work with Representatives Fink and Grant to find co-sponsors and have the bills introduced. It is our goal to have these bills introduced with bi-partisan support in at least the state House, and hopefully in the state Senate.

By the time you read this, the House will be back to the Democrats having 56 seats and the Republicans having 54 seats. The Senate Democrats control their chamber with a 20-18 advantage. Two items that will impact the speed these bills move include the Legislature working on passing the FY '25 budget, and the fact that it is an election year. Each of the 110 state House seats will be on the August Primary ballot and the November General Election ballot. The state Senate is not on the ballot this year.



Make sure you tune in to the Friday Finish to hear more on these initiatives as they go from draft, to legislation, to hopefully being another tool in the toolbox to reduce the barriers to housing.

State Association Fighting Proposed Changes to the Michigan Residential Code

It has been nearly nine years since our state has updated the codes builders use. By law, the state is supposed to update these rules no less frequently than once every six years. Given the delays and confusion about what might be imposed, Michigan Builder Magazine sat down with HBA of Michigan CEO, Bob Filka, to find out more about the process, timeline and eventual changes he sees coming to the rules that govern how homes are built in our state. The following is an excerpt from our interview with him:



Q: Many of our readers don't know how codes are changed in our state. Can you briefly explain?

A: Our state law, like many states, says that our process starts by considering the adoption of model codes approved by an entity called the International Code Council (ICC). That law also gives the Director of the Michigan Department of Licensing and Regulatory Affairs (LARA) the authority to amend those model codes in any way he or she sees fit. For the past two or three decades, the state has always amended these "model codes" to balance cost increases with improved safety and energy efficiency changes and to adapt the code to our state's unique geography and climate.

Q: So, is that amendment process underway?

A: Yes and no. The state has held a so-called public hearing on March 21st to take public comment on their proposed move to the 2021 International Residential Code (IRC) – the most recent residential model code developed by the ICC. But this has been a one-way process unlike anything we’ve ever seen in our state. Interested parties can offer proposed changes or comment on what the state is proposing, but there is no interaction with those state employees who will ultimately make a recommendation on what the Director of LARA should adopt. LARA used to use an advisory panel (made up of building officials, architects, engineers, fire fighters, builders, union representatives, etc.) to weigh proposed changes to the model code they were considering. They held a true public hearing where individuals proposing changes could have a dialogue with the advisory panel. That panel would then make a recommendation to the director on what should be adopted. Prior to leaving office, Governor Snyder got rid of this panel as part of a regulatory reform effort. We believe he threw out the baby with the bathwater and that this panel should be reinstated.



Bob Filka, HBAM CEO

Q: Will that panel be reinstated anytime soon?

A: Short answer is no. The Governor could reinstate this panel via executive order but she has not done so. There is also bi-partisan legislation to reinstate this panel permanently. But that bill, even if acted on this year, won’t impact the current code adoption process. We are going to have to live with their current process for this code adoption cycle.

Q: What are the major changes being proposed under the new model code the state is saying should be adopted?

A: The adoption of the 2021 IRC the state is proposing would require new residential homes (and most renovated

homes) to have fire suppression systems (i.e., sprinklers), arc fault circuit interrupters in all rooms, 2 X 6 wall framing, R-60 insulation in ceilings, inch-thick insulation on the outside/exterior walls of a home and redundant interior insulation on duct work among other costly items.

Q: How much cost will these changes, if enforced, add to the cost of a typical home in our state?

A: Conservatively, using the state’s own smaller than average home size in estimating cost increases, if not amended the code changes being proposed will add more than \$20,000 in costs for newly constructed residential homes. I believe the state’s analysis used a 1,400 square foot ranch. If you look at the size of typical homes being built today though, these costs could double or even triple depending on where a home is being built. Sprinkler systems for homes in rural markets alone, that aren’t on public water systems, could add tens of thousands in extra costs. Separate wells and even holding tanks might be necessary for sprinkler systems in those locations. So, while some will say sprinklers only cost \$2.50 to \$3.50 a square foot to install, that doesn’t take into account other costs—including wells, extra piping, regular maintenance and water damage that can result from these systems. Virtually every state in the union has consistently rejected and removed sprinkler requirements from their codes. Michigan should too!

Q: Has HBAM offered proposed amendments to the model code the state is promulgating?

A: Yes. We’ve proposed an alternative to the energy efficiency provisions they are proposing (to provide more flexibility at a lower cost with comparable energy savings). We have also proposed removing the new sprinkler and AFCI requirements. We’ve submitted a ton of research and data showing that sprinklers and AFCI’s don’t provide additional fire safety and would actually push more people into older substandard housing by pricing them out of being able to afford new homes.

Q: What if the state rejects HBAM’s proposed changes and moves forward with all these changes?

A: I want to be very clear on this. We have several legal challenges if that happens and will, if necessary, pursue those fully. There is state law that requires energy efficiency code changes to have a simple seven-year payback or better for the homeowner (i.e., savings on utility bills exceed cost of changes). The state has not proven their proposed changes meet this requirement. Having said that, and absent an injunction to halt the state’s enforcement of such, there is a very high likelihood that these costly changes will go into effect. Builders need to be prepared for that.

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Q: What can our readers do to help fight these proposed changes at this point?

A: Well, our members have sent more than 1,500 messages in response to our calls-to-action and when and if we ask for more of that, we need folks to respond. Beyond that, and quite simply, we also need their help to recruit more HBA members. Our voice is stronger with more of our industry being part of the HBA family. Too many in the industry think being part of the HBA won't matter. That's not true. There is strength in numbers and we have fewer than 5,000 members across the state, even though there are some 50,000 licensed builders and contractors in Michigan. Your readers could also contribute to our legal action fund, as we do anticipate that litigation will be necessary to stop or modify the state's proposed changes. They can do so by scanning the QR code on page 9.

Q: Lastly, what do you see as the timeline for any new proposed changes going into effect and is there anything else you'd like to add?

A: Assuming we are unable to slow down the changes or get a court to put an injunction in place on all or part of them, I don't see enforcement of a new MRC at the local level until early next year. I'd also like to point out that we have a great team of advocates on this issue. We have retained former HBAM staffer and code guru, Lee Schwartz, for this process. We also have the research and support capabilities of our national association behind us, as well as our corporate counsel, Melissa Hagen. Stay tuned, the fight is just getting started.



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How to scan a QR code: Use the back camera on your phone to hover over the QR code and hold for a few seconds. Once the camera focuses on the code a link will appear. Click the link and it will take you to the donation page.

We can only achieve our mission with YOUR support. To be successful in our mission, we need your financial support of our legal action fund so we have the tools needed should we have to file an amicus brief, or become engaged in a legal battle. You can support the legal action fund by making a check out to HBA of Michigan (please write Legal Action Fund in the memo line) and sending it to 6427 Centurion, Ste. 100, Lansing, MI 48917, or scan the QR code.



We can only achieve our mission if we have your personal support of the Friends of Housing Political Action Committee. Your personal, voluntary contribution allows us to support republicans AND democrats to the state House and state Senate who support you and your ability to do business without costly regulations, higher taxes, or other issues that impact the residential construction industry. Scan the QR code, or personal checks and checks from an LLC can be made to Friends of Housing PAC, and mailed to 6427 Centurion, Ste. 100, Lansing, MI 48917.

We can only achieve our mission if we are able to GROW our workforce through cultivating, educating and recruiting with your support of our non-profit, Skilled to Build Michigan Foundation. Scan the QR code or checks can be made out to Skilled to Build Michigan Foundation, and mailed to 6427 Centurion, Ste. 100, Lansing, MI 48917.



The National Association of Home Builders focuses on electing U.S. congressional candidates and U.S. senate candidates at the federal level who are supportive of housing and small business. They do this with your personal financial support to BUILD-PAC.

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Lakeshore HBA CEO, Brittany Ryzenga

Young Professionals Recruitment Program Off to a Successful Start

30 new YP members with more coming in.

“The early years of business ownership are likely financially tough,” said Ryzenga, “so this reduced rate is a great way for new members to get in and see the value and benefits of an HBA membership.”

YP members who join this program will pay just \$75 in dues for their first year of membership and continue to save in each of the next three years, but it’s not just the savings that have YPs excited to join the association.

The Lakeshore HBA staff and board of directors have been actively investing in our industry’s future by creating more opportunities for YPs to get involved. This year’s calendar is full of networking events, educational sessions and other opportunities for emerging leaders to get the support they need and learn about making the most out of their membership. Brittany, who is the EO

liaison for HBAM’s YP Council, has also helped set up state-wide events to gather YP’s from across Michigan.

Lakeshore’s years of dedication to growing their YP demographic has not only increased their membership but has also organically resulted in an executive committee made up entirely of members under 45.

“As a YP myself, I believe in supporting present and future home builders so getting them involved in the association and seeing them grow into leadership positions is really exciting,” said Ryzenga.

As the demographic of our industry ages and more builders retire, the need to bring in young professionals becomes only more crucial. To address the recruitment issues many HBAs across the country are facing, NAHB has launched a Young Professional Recruitment Program which allows participating HBAs to offer discounted dues for new members under 45.

The Lakeshore HBA, led by CEO Brittany Ryzenga, has had tremendous success with the program. Since launching the reduced rates in January of this year, Lakeshore has recruited over



Jason Orvosh, past president and YP, led the charge to get the YP Recruitment Program started.

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<p>MEIJER This HBAM-exclusive program allows you to save 10% on all general merchandise</p>	<h1 style="margin: 0;">\$200</h1>
<p>NAHB SAVINGS NAHB offers a wide variety of savings on business tools, insurance, cars and more</p>	<h1 style="margin: 0;">\$2,648</h1>
<p>WORKERS' COMP Qualifying members can join our self-insured workers' compensation program</p>	<h1 style="margin: 0;">45%</h1> <p style="font-size: 8px; color: #c00000;">of premium returned</p>
<p>Opportunities to network, become a better business person and be a part of something greater:</p>	<h1 style="margin: 0; color: #c00000;">PRICELESS</h1>



Brittany Ryzenga and the Lakeshore HBA Executive Committee

In addition to getting YPs involved, the Lakeshore staff has increased their efforts to support the local community and educate students about the opportunities within the trades. They are setting up a career exploration day and build site tour with members so students can get a firsthand look at what a career in the trades might be like. They are also launching a scholarship for high school students entering the industry to help them get started.



Lakeshore HBA YP Committee at their Trunk or Treat event

Only twelve local associations across the country were selected for the program. In addition to the Lakeshore HBA, the HBA of Northern Michigan and the HBA of the U.P. were among the twelve locals that have introduced the reduced rates. Together, these associations are taking great strides to help the next generation of builders get started and build a better future for our industry.

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NAHB Holds Largest International Builders' Show (IBS) in 15 Years



Nearly 1,000 Michiganders and over 76,000 professionals in the residential building industry filled the exhibit halls of the Las Vegas Convention Center as the National Association of Home Builders (NAHB) hosted the 80th International Builders' Show® (IBS). IBS 2024 featured the largest exhibit floor in 15 years with over 1,800 exhibiting companies and 678,000 square feet of floor space. Reflecting the progress of the show over its 80-year history, the size of the show floor increased nearly 12% from the 2023 show.

“The energy and enthusiasm of attendees on the exhibit floor matched the positive feedback we received from our exhibitors,” said NAHB Chief Revenue Officer Geoff Cassidy. “To help attendees maximize their experience, we organized this year’s exhibit floor into six distinct product segments. Many IBS attendees told us they wanted floor segmentation, so this was a direct result of us listening to their needs.”

In addition to the expansive exhibit space, NAHB offered over 120 different educational sessions led by experts in a wide range of topics including artificial

intelligence, building technology, research and economic trends. Attendees also took advantage of numerous networking events throughout week and visited The New American Home™ that showcased the latest innovations in home building.

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CATCH THE FRIDAY FINISH

Check your inbox or our social media every Friday for a brief video with updates on the advocacy and other benefit programs provided by your state association

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HBAM Celebrating 75th Anniversary on Mackinac Island

The HBA of Michigan is taking our annual summer convention back to Mackinac Island and this year, we're celebrating a special anniversary. Join us at Mission Point Resort this August where we will gather with members from across the state to celebrate our association's 75 years of chartership.

This year's convention is set to be even bigger than last year with added educational sessions, networking opportunities, family activities and more. If you're looking for an opportunity to connect with industry colleagues while enjoying one of our state's most beautiful cities, you won't want to miss this event.

The 2024 Summer Convention will take place on August 14 - 16, at Mission Point Resort on Mackinac Island. Registration will open soon so save the date and get ready for another fantastic few days on the island!







Solving the Housing Crisis Starts with Building the Workforce

“Build, Baby, Build.” Those are the words Governor Whitmer used in her recent State of the State address and in her budget presentation. We all know we are in the middle of a housing crisis, and we also know there isn’t a single silver bullet that will solve it anytime soon.

To solve the housing crisis, we first need to take a hard look at the workforce in residential construction. The industry lost a generation in the trades during the housing downturn. From trades people leaving the state and going to where building was taking place, to construction trades programs being eliminated during the downturn, it all added up to a labor shortage.

Let’s start by looking at what the workforce looks like in Michigan. Even though I was aware we had a problem, the numbers even shocked me.

The graphic on the left shows both the average age and the median age of HBA members with licenses.

The other graphic shows the same data, but for non-members. Take a look at the 18-25 and the 26-34 age groups in both graphics. Then take a look at the 56-65 and 66+ groups.

We can’t ‘Build, Baby, Build’ if we don’t cultivate, educate and recruit into the workforce. That’s where Skilled to Build Michigan Foundation comes in. Skilled to Build Michigan Foundation is the non-profit arm of the Home Builders Association of Michigan. Its mission is to build the workforce of today, and tomorrow, through cultivation, education and recruitment.

In 2020, Skilled to Build Michigan Foundation partnered with members in the Legislature, republicans and democrats, for March is Reading Month. We provided copies of the book, “Billy the Builder Bear Builds a House” to any legislator who wanted to read it to K-3 students in their legislative districts, where each student in that classroom was given a book to keep.

The state of Michigan granted \$2M to Skilled to Build Michigan Foundation in the FY’23 budget to print and distribute the book, “Build Your Future, The Complete Guide to A Skilled Trades Career.” This book was distributed to almost every student in grades 8-12.

With the approval of the Michigan Department of Education, we were able to use some of those funds to print “Catie Leads the Crew,” and distribute those to school counselors around the state. By the way, we have an amazing partnership with the Michigan School Counselor Association.

Another way we are helping to cultivate, educate and recruit, is through the Career and Technical Education program. Skilled to Build Michigan Foundation is a recognized credential in the construction trades CTE programs around the state.

Continued on page 17

MEMBER AGE DATA

AGE RANGE	NUMBER OF MEMBERS IN RANGE
18-25	65
26-34	381
35-45	864
46-55	983
56-65	1058
66+	720

AVERAGE AGE: 52.63
MEDIAN AGE: 53

LICENSED BUILDER AGE DATA

(NON-MEMBERS)

AGE RANGE	NUMBER OF BUILDERS IN RANGE
18-25	371
26-34	1606
35-45	5265
46-55	8450
56-65	12232
66+	10661

AVERAGE AGE: 57.32
MEDIAN AGE: 59



Continued from page 16

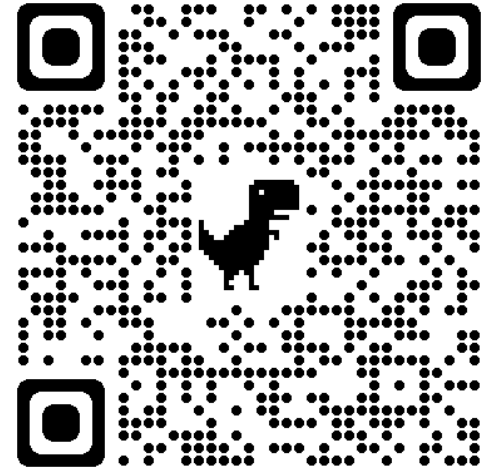
Those are all great things for cultivating the FUTURE. But what about the needs of TODAY?

Skilled to Build Michigan Foundation’s focus in 2024 is to work with veterans who are being discharged from the military and entering civilian life. We have a guidebook specifically created for them, and have received grant funding from HBAF (the HBA of Greater Grand Rapids) and the HBA Charitable & Educational Foundation (the HBA of Southeastern Michigan). We continue to apply for grants to help us reach the funding needed to update, print and distribute the guide at job fairs for veterans around the state. We currently need to raise another \$100,000.00 to make this a reality.

We have also partnered with the Michigan Department of Corrections and their vocational villages around the state. Skilled to Build Michigan Foundation receives resumes monthly on those returning citizens entering back into their communities with the skills needed to work in the construction industry.

Skilled to Build Michigan Foundation is a 501(c)(3) non-profit organized under the IRS. If you would like to make a charitable donation to help us build the workforce of today and tomorrow, you can do so by using the QR code on page 9, or by making a check out to Skilled to Build Michigan Foundation and mailing it to 6427 Centurion, Ste. 100, Lansing, MI 48917.

If you are someone interested in hiring either a student who has earned the Skilled to Build Michigan Foundation credential, a veteran or a returning citizen, please use this QR code so we can connect you with your future team member!



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Continued from page 12

A big thank you goes to DTE Energy and Michigan Propane Gas Association (MPGA) for sponsoring our Area IX reception. More than 250 members from the upper Midwest joined us at Jimmy Kimmel's Comedy Club for this free networking event, jointly hosted by the Michigan, Illinois and Indiana HBAs.

If you didn't attend this year's show or our networking reception, mark your calendar for February 27 - 29, 2025 so you can join us next year in Las Vegas.



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vs



April 25th at 6:35pm

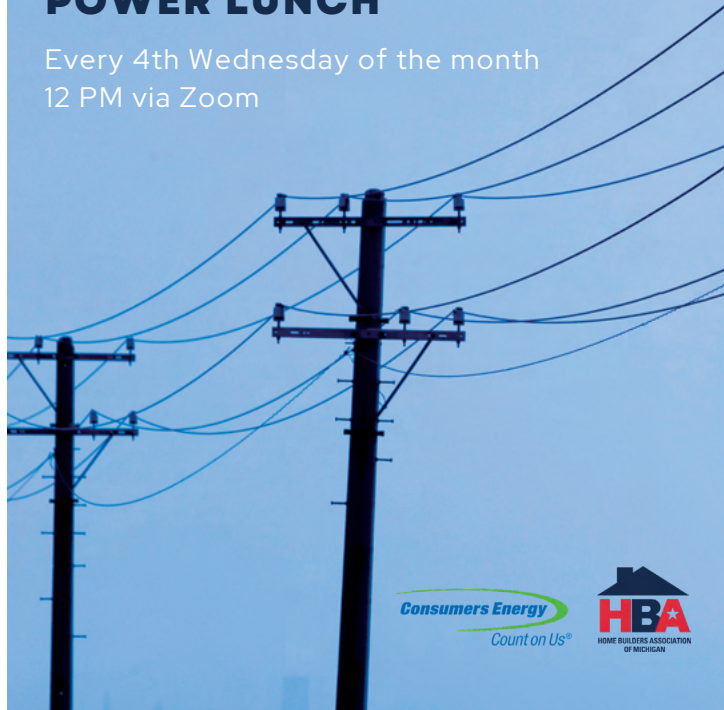
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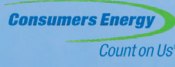

Register at hbaofmichigan.com

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HBA CONSUMERS ENERGY POWER LUNCH

Every 4th Wednesday of the month
12 PM via Zoom





HBAM Committee Involvement Form

Our association depends on the efforts of our volunteer members from across the state for ideas, concerns and input on the issues that affect us at every level of our business. Please consider making a commitment to your association and your industry by participating on a committee.

- Audit and Investment Committee** - Recommend investments and oversee the financial compilation.
- Building Code Committee** - Monitors, analyzes and modifies building code changes and developments.
- Bylaws and Policy Review Committee** - Reviews and develops proposed Bylaws and Policy language.
- Convention Committee** - Arranges and manages the Summer Convention.
- Education Committee** - Responsible for aiding in providing education programs for the members.
- Elections Committee** - Responsible for maintaining election procedures.

- Insurance Committee** - Responsible for the oversight of the insurance programs and the endorsed agents marketing those programs.
- Legal Action Committee** - Responsible for reviewing and recommending participation in legal cases and lawsuits.
- Membership Committee** - Responsible for aiding membership growth and retention efforts of the local associations.
- Legislative Committee** - Reviews the recommendations of each legislative task force and makes recommendations to the Board of Directors on legislative issues affecting the building industry.

- Leadership & Diversity Task Force** - Charged to identify topics and speakers for a new statewide Zoom education series.
- Technology Task Force** - Working on a new statewide member directory and other technology advancements.

You may also choose to join our state councils in addition to the three committees:

- o Associates Council
- o Remodelers Council
- o Young Professionals



If you are interested in volunteering for a HBAM committee or council scan the QR code. If you have any questions, contact Diana Dixon at (517) 646-2553 or diana@hbaofmichigan.com.



MEMBERSHIP PAYS

HBA membership offers discount programs to help run your business and save you money.



www.hbaofmichigan.com



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