

# Chicago Builder

The Newsletter of the Home Builders Association of Greater Chicago



September 2018

## Opioid Deaths Plague Construction Industry

Massachusetts construction industry workers are six times more likely to die of an [opioid overdose](#) than the average worker, according to a recent report from the state's Department of Public Health.



The report summarized the findings of a study funded by the U.S. Centers for Disease Control and Prevention. Researchers examined the death certificates of everyone in the state who died of an opioid overdose from 2011 to 2015 with an occupation listed on the certificate.

"Construction and extraction" workers had an opioid overdose death rate of 150.6 deaths per 100,000 workers over the study period, with 1,096 deaths recorded, accounting for almost a quarter of all opioid-related deaths among the working population.

The report also highlighted specific jobs within the construction industry listed on death certificates. The highest rates of overdose deaths among construction workers were: Construction laborers (374 deaths representing 34.2% of overdose deaths among construction workers) and carpenters (201 deaths representing 18.4%).

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## Welcome Sally Evans HBAGC's New Executive Officer



Sally's involvement in the building industry goes back to the early 90's. She worked on custom homes as part of the framing, siding and roof crews. In addition, she has helped complete the interiors by design, painting and wood finish. She and her husband entered showcase homes in the annual Homes on Parade for 3 separate years.

Her introduction with the Home Builders of Kankakee began when she was asked to serve on their board and began her term January, 2002. The EO position became available later in the year and she began as the interim EO for 5 months and then was one of 23 candidates to apply for the full-time position. She

began her new career August, 2002. Her passion for the building industry was her driving force in increasing the membership from 48 members to over 100 within a year. She continued with the Home Builder's Association as the only staff member for 14 years, the last four of which were mostly voluntary. The association suffered a great loss, as did most HBA's during the recession and went from 155 businesses down to under 35 by 2014. The association was unable to regain momentum.

Sally then found a job working full time in retail at Carson's as a department manager until August, 2018. She looks forward to getting back into a career that meant so much to her for so many years.

Sally and her husband, Steve live in Kankakee County and have a combined family of 5 children and 9 grandchildren, with two on the way. She attended Tennessee Temple University in Chattanooga, TN for 4 years, with an Elementary Education major.

Sally has had many roles as a community leader volunteering and serving on many boards. She played a strong role as both house captain and board member for 5 years for Rebuilding Together, a nonprofit organization that assists low-income homeowners with needed home repairs at no cost to the homeowner. She also served on the boards of Kankakee Valley Park District's Park Rebuild; Women in Business through the local Chamber; Council for Sustainability; and Harbor House, a shelter for domestic abuse. She also served as the HBAI state chair for Executive Officers for two years.

## The Importance of Auto-Pay for Your Dues

Did you know if you let your membership lapse you actually become a new member when you renew? Don't lose your benefits, set up automatic payments. Here's how:

1. Login to the Member Information Center
2. Add your credit card or bank account as a new Payment Profile.
3. Check the box to "Notify HBAGC that you are interested in setting up automatic payments".
4. Save your Payment Profile.

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## NAHB Backs Kavanaugh for Supreme Court

NAHB supports Judge Brett Kavanaugh's nomination to the U.S. Supreme Court because of his [extensive record](#) as a highly qualified, principled, and fair jurist who deserves confirmation to the nation's highest court.

In his 12 years on the U.S. Court of Appeals for the D.C. Circuit, Kavanaugh has been involved in eight cases in which NAHB was a petitioner. NAHB members need only look at Kavanaugh's judicial decisions to see that he has a strong record of curbing regulatory overreach.

Visit [NAHB.org](http://NAHB.org) to [send a message](#) through BuilderLink to your senators encouraging them to vote yes on Supreme Court nominee Brett Kavanaugh.

## NAHB Offers Ideas on EPA Regulatory Process

EPA has requested public comments on how it can be [more transparent](#) regarding the scientific data it relies upon to establish new federal environmental regulations. The Agency also aims to be more consistent when evaluating the costs and benefits of proposed rules.

In its comments, NAHB asked EPA to extend the scientific data transparency proposal to proposed rules as well as Agency guidance documents. NAHB also urged EPA to develop a consistent methodology for conducting cost-benefit analyses during the federal rulemaking process.

## Ruling Muddies the WOTUS Waters

A recent ruling by the U.S. District Court for South Carolina means that for now, half of U.S. states will have one set of rules pertaining to waters of the U.S. while the rest have different rules. The decision leaves the [regulated community in disarray](#).

In 24 states, the 1986 definition of waters of the United States is applicable. In the remaining 26 states, the 2015 WOTUS rule defines the term "waters of the United States." EPA is trying to finalize a 2017 rulemaking that would help resolve the issue.

## HUD to Amend Fair Housing Rule

HUD is inviting public comment on amendments to its [Affirmatively Furthering Fair Housing](#) (AFFH) regulations.

Under the AFFH rule, as a condition of receiving certain HUD funds, state and local governments must identify barriers to fair housing choice and ensure that practices and policies do not promote racial segregation.

HUD found that the AFFH rule proved ineffective and highly prescriptive, and discouraged production of affordable housing.

## Treasury Issues Draft Rule for 'Pass Throughs'

The Treasury Department in August released draft regulations for the new 20% [pass through entity](#) deduction under the Tax Cuts and Jobs Act of 2017.

The regulations will affect individuals, partnerships, S corporations, trusts, and estates.

NAHB is in the process of reviewing the proposals to determine how they will affect its members.



FEBRUARY 19-21 | LAS VEGAS

# SEPTEMBER-ONLY\* EXPO PASS RATES

NAHB MEMBERS - FREE  
NON-MEMBERS - \$50

## JOIN US AT THE BUILDING INDUSTRY'S BIGGEST EVENT!

The **NAHB International Builders' Show**® (IBS) continues to be the homebuilding professional's go-to for new product knowledge, cutting-edge technology and powerful connections. IBS puts you in touch with the tools, people and know-how you need to construct a business that is truly built to last.

**REGISTER NOW | [buildersshow.com/september](http://buildersshow.com/september)**

*\*IBS full registration rates: \$325 NAHB members, \$500 non-members*

## OSHA Releases FAQ for Silica Standard as it Applies to Construction

The Occupational Safety and Health Administration in August released a set of 53 [frequently asked questions](#) – and their answers – to provide guidance to employers and employees on its respirable crystalline silica standard for construction.

Through the Construction Industry Safety Coalition, NAHB was an important contributor to the formulation of this FAQ. The development stemmed from litigation filed against OSHA by numerous construction industry trade associations challenging the legality of the new silica rule.

NAHB will continue to work with OSHA to

improve the workability of this significant rule.

The extensive FAQ is organized by topic with a short introductory paragraph for each group of questions. The answers appear in an expanded box when each question is clicked.

Importantly, the FAQ clarifies that many common construction tasks are likely to be outside the scope of the standard. This includes mixing small amounts of mortar; mixing small amounts of concrete; mixing bagged, silica-free drywall compound; mixing bagged exterior insulation finishing system base and finish coat; and removing concrete formwork.

### Older than the Reagan Administration

Census data reveal the median age of owner-occupied housing has increased to 37 years old, meaning half of all homes in the U.S. were built prior to 1980 — before Ronald Reagan took office, before Michael Jackson first performed “Thriller” and long before M\*A\*S\*H aired its last episode.

The [age of the housing stock](#) is an important remodeling market indicator. Older houses are less energy-efficient than new construction and ultimately will require remodeling and renovation in the future.

As NAHB economist Na Zhao wrote in a recent post for Eye On Housing, the aging housing stock is largely due to the cyclical effect of residential construction’s modest pace combined with ever-rising home prices. Those factors are compelling many home owners to simply stay put and consider updating their current home.

### FHFA Ends Single Family Rental Pilot

The Federal Housing Finance Agency (FHFA) has announced that it is directing Fannie Mae and Freddie Mac (the Enterprises) to conclude their single-family [rental market pilot](#) programs except through their previously existing investor programs.

FHFA determined the Enterprises’ single-family investment home rental programs have played an important role for small investors, but the market for larger investors has performed well without Enterprise participation.

NAHB had urged caution about the Enterprises expanding into this market, noting concerns about the potential effects on single-family sales and the diversion of resources from multifamily housing.

This decision does not preclude the Enterprises from proposing changes to their existing single-family programs to meet the needs of the single-family rental market.

# WEST LOOP Walking Tour

SEPTEMBER 25, 2018

4:00-7:00 PM

MEMBERS \$25

NON-MEMBERS \$35

Drinks & Appetizers Included

4PM - Start

Illume - 111 South Peoria

REALTOR®: Colin Hebson

chebson@dreamtown.com

Developer: LG

5PM

West Loop Collection - 216 South Green

REALTORS®:

Michael Battista

mbattista@dreamtown.com

Maria Casciaro

maria@dreamtown.com

Developer: POGN Development

6PM - Reception

CA Washington - 39 North Aberdeen

Developer: Belgravia Group



## Forecast: Growth May Begin to Slow

The nation's economy is enjoying one of the longest stretches of continued GDP growth in history, but the level of economic acceleration might soon begin to ease.

In a midyear economic forecast, NAHB Chief Economist Robert Dietz was quick to point out that aside from the declining affordability of housing, "overall economic conditions remain solid."

He noted that while certain seemingly negative dynamics of the economy will actually prove to be good news for housing demand, several challenges will persist.

"We're in an aging growth cycle and some imbalances are beginning to build up in the macroeconomy, [so] we have to be aware of those risks going forward," Dietz said.

Dietz's full presentation, as



well as several more from other NAHB economists, can be viewed for free at [nahb.org/forecasts](http://nahb.org/forecasts). The presentations provide insights on many key areas of the housing sector — some that are likely to experience sustained growth, and others showing signs of a slowdown.

The additional presentations include: Lumber and Tariffs; Multifamily Cost of Regulation; Macro and Regional Conditions; and Living Arrangements of Young Adults.

## Townhouse Construction Sees Big Gains

Townhouse construction posted significant gains during the second quarter of 2018, according to NAHB analysis of the most recent Census report on Starts and Completions by Purpose and Design. [Townhouse construction](#) is set for further expansion given the demographics of renters entering the for-sale market, as well as ongoing land constraints and growth of demand for walkable neighborhoods.

Using a one-year moving average, the market share of new townhouses stands at 13.1% of all single-family starts, a post-recession high.

## CALENDAR OF EVENTS

### KEY AWARDS JUDGING

Monday Sep 24 - Monday Oct 1

### West Loop Walking Tour

Tuesday Sep 25, 2018

### REGIONAL BOARD MEETING

Wednesday Sep 26, 2018

### KEY AWARDS GALA

Thursday Nov 15, 2018

### CAPS I

Thursday Nov 29, 2018

### CAPS II

Friday Nov 30, 2018

### CAPS III

Friday Dec 7, 2018

### CITY HOLIDAY PARTY

Tuesday Dec 18, 2018

See more at [HBAGC.com](http://HBAGC.com)

### Have an Idea for an Event?

We are beginning to plan our event calendar for next year. If you would like to submit an event such as an After Hours or Educational event, please login to the Member Information Center and go to the Event Calendar to submit your event.