

# INDIANA BUILDER NEWS

OFFICIAL PUBLICATION OF THE INDIANA BUILDERS ASSOCIATION, INC.

WWW.BUILDINDIANA.ORG



Quarter 2, May 2022



Vol. 59, No. 2

## United States Senator Mike Braun and NAHB Second Vice Chairman Carl Harris to keynote June meetings at French Lick

The Indiana Builders Association is proud to announce United States Senator Mike Braun as the keynote speaker for the Board of Directors meeting on June 6 at 10 am at French Lick Resort.

Senator Braun is a conservative who is proud to work toward creating great American jobs, building a strong national defense, reducing debt and the deficit and helping our veterans.

In the U.S. Senate, he serves on the Aging Committee, Agricul-

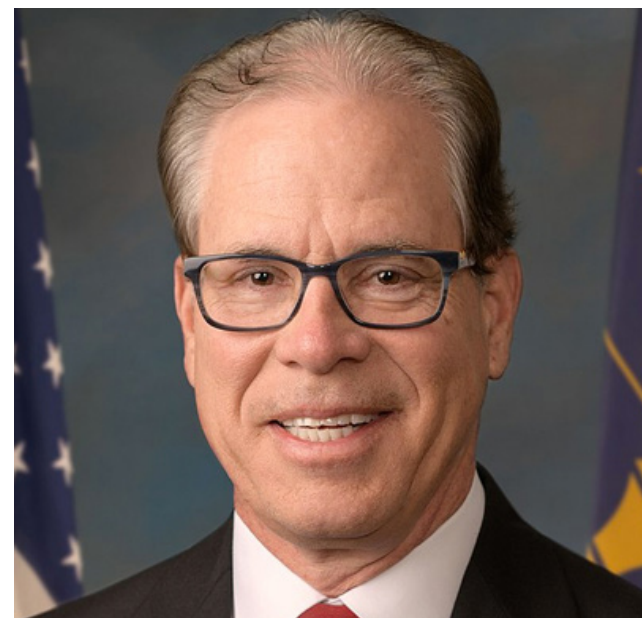
ture Committee, Budget Committee, Appropriations Committee and the Health, Education, Labor and Pensions Committee (HELP).

Before serving in the U.S. Senate, Senator Braun was the founder and CEO of Meyer Distributing, a company he built in his hometown of Jasper that employs hundreds of Americans across the country. He also served in the Indiana House of Representatives from 2014 to 2017.

National Association of Home

Builders Second Vice Chairman Carl Harris is the keynote speaker during our dinner at the Stables Pavilion on June 6 at 6 pm.

Harris is a Wichita, Kan.-based small volume spec and custom home builder with over 40 years of experience in the home building, remodeling and light commercial construction industry. As co-founder and president of the Carl Harris Co., Inc. and managing partner of Harris Homes, Harris has built homes in many communities in Kansas.



United States Senator Mike Braun

The 2-day event also includes golf and sporting clays outings as well as committee meetings, see pg. 12. French Lick has an incredible amount of things to do for families including: bowling, hiking, horseback riding, trolley rides

and more. For those who don't plan on bringing their kids, the resort also offers a casino, spa, adult-only pool and tons more. There is plenty of entertainment for everyone. For more information about the amenities and to book appointments for any additional events, visit [www.frenchlick.com](http://www.frenchlick.com).

For more information and to register, visit [www.buildindiana.org](http://www.buildindiana.org). Direct any questions to Logan Dowell at [logan@buildindiana.org](mailto:logan@buildindiana.org) or 317-917-1100, ext. 203. For sponsorship opportunities, contact Raelle Vitali at [raelle@buildindiana.org](mailto:raelle@buildindiana.org) or 317-917-1100 ext. 205.



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Carl Harris

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## Charting our course

When asked how he was dealing with the volatility and pricing pressures of the current housing market, the CEO of a local home building company responded, "I cannot control the height of the waves, I can only do my best to control the ship." Suffice it to say, we've all been a bit seasick in recent months trying to sail these uncharted economic waters. Just how are we to navigate our own ships until this storm passes? Like any good captain, we need to read and understand the charts, use what we know and can see, and set our compass heading in a direction that leads to a safe harbor.

Our industry has been severely impacted by dramatic price increases as we attempt to deal with what is now an 8.5% annual inflation rate. Lumber has whipsawed since the start of the pandemic from \$500 per 1,000 board feet to over \$1,600, then dropping in half only to see it spike again another 50%, and now settling around \$800. From 1970 until 2020, lumber was consistently in the \$500 range without any significant peaks or valleys, enabling our industry to adjust our prices annually based on the normal 2-3% inflation rate of all building components and labor. The pandemic caused a multitude of supply and labor disruptions, which caused the cost of new home construction to increase over four times the current inflation rate. Within my own company, our most popular ranch home featuring 2,400 square feet has soared \$100,000 in the past two years.

Not only has the cost of new homes skyrocketed, but existing homes



### President's Message

By Paul Schwinghammer  
Hallmark Homes  
President  
Indiana Builders Association

have seen dramatic price increases as well. MIBOR reports existing homes increased 17.3% since March 2021, with the median price now at \$265,000. Bidding wars caused the average sales price to exceed the listing price by nearly two percent. A \$1,000 price increase in the cost of a new home pushes over 3,000 Hoosier families out of the market. Rising interest rates is our newest threat, as even a 1/8% increase in the 30-year fixed rate mortgage will have an effect double that of the \$1,000 price increase. With mortgage rates hovering above 5%, up from the lows of just over 3% at the beginning of 2022, we can expect a short-term buying frenzy to lock in rates before they rise further. After this subsides, the pressure on home prices should begin to ease. That is the goal of the Federal Reserve's interest rate increases – to reduce demand so supply can come into balance. However, the Fed was slow to the game, and rates should have been slowly and steadily increasing for at least the past 18 months. More frequent and steeper increases will get the same result, but the landing will not be as soft. Even with all of this, the NAHB reports that central Indiana remains the fourth most affordable major market in the county. It may not feel like it, but when it comes to affordability, we have it better than most.

So, where does the compass show we are heading? While the term

"unchartered waters" is often used by financial pundits, this environment is like nothing we've seen in decades and maybe ever. The last time we saw experienced inflation this high was the 1980s, and we had bank bailouts and savings and loan failures. Mortgage interest rates were in the high teens and the real estate market was in the toilet. The yield on the 10-year treasury bill soared above 15%, whereas today it's still under 3%. While mortgage rates remain historically low, the increase in home prices has offset any potential savings. In 1980 the median price of a home was \$75,000 and today it's \$375,000. Wages have not kept up with these prices, exacerbating the problem of affordability. With high prices and rising interest rates on a continued upward trend, it's hard to imagine an economy where this doesn't have a negative impact on our market. The map is easy to read, the increase in rates will almost surely cool off the overheated housing market and the economy as a whole.

The future ahead may now seem like a dense fog, but history tells us we will weather the storm and come out safely on the other side. This financial turmoil is different from 2008 where artificially inflated prices and unscrupulous lending practices led to the eventual bursting of the housing bubble. There was adequate supply of both homes and building lots, and money flowed freely. The financial collapse of 2008 resulted in much needed regulation of the mortgage industry, which has helped sustain a healthy housing market and keep foreclosures at a minimum. What is different about today is supply. We simply do not have enough homes to fill demand;

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### Indiana Builder News

Official publication of the  
Indiana Builders Association, Inc.

Indiana Builder News is published in hard copy and online quarterly. Please direct all editorial or advertising inquiries to Logan Dowell at 317-917-1100 ext. 203 or [Logan@buildindiana.org](mailto:Logan@buildindiana.org).

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## Charting our course con't

it is estimated that there is just a one-year supply of buildable lots, whereas a 2- to 3-year supply is needed. Developers must continue to churn the dirt into homesites and we, as builders, need to keep building to increase supply. What we don't know is how long it will take for supply and demand to come back into balance, but it will be rough waters until it does. Commodity prices will fall as we've seen with lumber the past several weeks. Others such as steel, aluminum and copper are sure to follow suit. We only need one buyer for every home we build, not the two or three we've been used to having over the past two years. Navigating these treacherous currents isn't easy or for the faint of heart, but we have always known that this is a challenging business.

As a member of the Indiana General Assembly's new 13-member Housing Task Force, IBA has been asked to find ways to increase home affordability for Hoosier families. Government regulations already account for 24% of the cost of a new home, so turning this tide is going to be a challenge.

Here are just a few ideas we might consider:

- Reducing impact and permits fees for new homes and developments;
- Eliminating regulatory barriers to building various types of housing, e.g. ADUs, townhouses;
- Reviewing of Indiana's warranty statute to better align Indiana's laws with surrounding states that could reduce the cost to homeowners.

These and other proposals will be considered by this task force as our association continues to fight to achieve our mission of housing affordability. Please join me and your other IBA colleagues at our June meeting at the beautiful French Lick Resort where we can continue this important conversation.

Left: Governor Eric Holcomb (left) and IBA President Paul Schwinghammer



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## Highlights from the 2022 Session of the Indiana General Assembly

The Indiana General Assembly adjourned in the early hours on March 9, ending the already short session a few days ahead of the March 14 deadline. The legislature passed 177 out of 786 introduced bills (23%). Below is a breakdown of the legislation filed and passed in each Chamber. Interestingly, the House (comprised of 100 elected representatives) has twice the membership of the Senate, yet it filed just 28 more bills and passed 5% fewer bills than the Senate.

	Senate	House	Total
Bills Filed:	379	407	786
Bills Passed:	95 (25%)	82 (20%)	177(23%)

Indiana Builders Association's advocacy team closely monitored the issues below to protect our members' ability to provide housing that is safe and affordable for Hoosiers.

### *IBA-supported measures that passed and positively impact the construction industry*

**HEA 1306 Housing Task Force** - Establishes a 13-member housing task force of legislators and housing providers, including the Indiana Builders Association, to review issues related to housing and housing shortages in Indiana and to report back to the general assembly and the governor by November 1, 2022.

### **HEA 1245 Connections to water and sewer systems -**

- Prohibits a local unit or water or wastewater utility from charging or collecting a capacity related fee or a tap fee that includes contributions in aid of construction (CIAC)
- Requires a plan commission to vote on a proposal to amend or partially repeal a zoning ordinance not later than 60 days after holding the public hearing on the proposal
- Prohibits a local health department from refusing an application for a permit for a residential onsite sewage system that has been approved for general use in Indiana by the Indiana Dept. of Health's technical review panel
- Provides that if the local health department in one jurisdiction has issued a permit for a particular type of residential onsite sewage system, the local health department in another jurisdiction may not refuse to issue a permit for that same type of system if the system is approved for use in that jurisdiction by the following: a registered professional engineer; a registered soil scientist; a system installer; and (if applicable) the designer of the system
- Provides that if a registered professional engineer certifies that:
  - 1)proposed installation of a planned residential onsite sewage system (system) complies with the department's rule, a local health department may not disapprove an application for a permit;
  - 2)an existing system complies with the department's rule, a local health department may not issue an order on the basis that the system is a failed system; and
  - 3)an existing system is not functioning properly but can be restored to proper functioning through repair, a local health department must allow the repair of the system.
- Provides that after June 30, 2023, a local ordinance or a local health department may not impose residential onsite sewage system requirements, restrictions, or conditions that are more stringent than those of the department's rule
- Requires a local health department to issue a permit for a residential onsite sewage system not more than 30 business days after receiving the application for the permit.

**SEA 299 Annexation of fire protection district territory** - Shortens the timeframe for annexation in a fire protection district when the annexation is less than 3% of assessed value in fire protection district and supported by 100% of owners and a majority of district's board of trustees.

**HEA 1196 HOA solar restrictions** - Allows an HOA to require screening and pre-approval procedures and to prohibit the installation/use of and require removal of a solar energy system under certain circumstances; lowers threshold for signatures to amend covenants to 65% or less of HOA members.

**HEA 1094 Insurance for work-based learning** – requires the Department of Education to contract with an insurance provider for employer liability and worker's compensation insurance coverage for employers that employ students in work-based learning courses; defines a "youth apprenticeship" program for the purposes of state career-technical education funding.

**SEA 264 Administrative Rules Review Task Force** - Establishes a 10-member legislator task force to study fees, fine structures, and other revenue streams in administrative rules.

Continued on page 4.

## Highlights from the 2022 Session of the Indiana General Assembly con't

**SEA 382 Housing tax credits** - Provides an affordable and workforce housing state tax credit against state tax liability to a taxpayer for each taxable year in the state tax credit period of a qualified project in an aggregate amount that does not exceed the product of a percentage between 40% and 100% and the amount of the taxpayer's aggregate federal tax credit for the qualified project.

**HEA 1314 Public safety matters** –As filed, eliminated the state's process for reviewing and approving local building and fire ordinances, which is critical to determining those in conflict with the commission's rules. The language pertaining to local ordinances was removed in House committee.

**HEA 1002 Various tax matters** – Reduces the state's individual income tax from 3.23% to 2.9% over seven years; Lowers utility bills for Hoosiers and businesses by eliminating the 1.46% Utility Receipts Tax currently paid on electricity, natural gas, water, steam, sewage and telephone bills.

**HEA 1106 Eminent Domain** - Requires a city or town to obtain the county executive's approval of a condemnation of property within the unincorporated area of the county, unless the county executive waives review of the condemnation.

**SEA 85 Drainage Task Force** - Establishes a 19-member drainage task force consisting of six members of the Senate, six members of the House of Representatives, and seven other stakeholders and requires the task force to review the responsibilities of landowners and state and local authorities under current laws relating to the drainage of land, and to determine if the balance between state and local authority on the drainage of farmland favors the state more in Indiana than in neighboring states. The task force must make recommendations and issue a report by Dec. 1, 2023.

**HEA 1001 Administrative authority; COVID-19** - Employers that require employee vaccinations will no longer be required to pay for testing for employees who refuse to get vaccinated; Ties religious and medical exemption standards to federal Title VII standards; Prohibits employees who refuse vaccination or testing from claiming unemployment benefits; Allows the state to continue receiving enhanced federal funding for Medicaid and food assistance and to hold voluntary community vaccination clinics.

### *Bills of interest to the construction industry that failed to pass*

**HB 1064 Associational standing** - Allows associations to have standing in court to challenge planning and development ordinances as well as zoning decisions.

**HB 1100 Agency oversight and rulemaking procedures** - Requires an agency to repeal a rule before adopting a new rule, shortens expiration date for administrative rules from 7 to 4 years, requires agencies to submit an economic impact statement to the appropriate legislative committee, prohibits the adoption of a rule more stringent than federal statutes or regulations.

**SB 370 Community Infrastructure Improvement Districts (CIID)** - Establishes CIID to close the financing gap by allowing commercial and residential developers to finance up to 30% of the infrastructure costs through a self-assessment on each property.

**HB 1050, HB 1105, HB 1269** – Requires fair and open competition for public works projects

**SB 184** - Eliminates requirement to obtain school board approval to establish a residential TIF

**HB 1063** – Requires a court to try disputed issues of fact as new and without deference to any previous interpretation made by the agency in a judicial review of certain agency actions; Specifies that a court may review a monetary penalty de novo to determine if the penalty issued by an agency is excessive.

### *Bills of interest to the construction industry that IBA worked to defeat*

**HB 1025 Septic system inspection and well water testing**

**HB 1083 Sales tax on services**

**HB 1287 Climate change commission**

**HB 1307, HB 1336, SB 203 Employee misclassification**

**HB 1333, SB 222 Minimum wage**

**HB 1031 Wage history and wage range inquiries**

**HB 1334 Property tax deduction for maintaining wetlands**

**HB 1162, SB 21 Paid employee leave**

Ahead of the 2023 legislative session, IBA lobbyists will participate in summer study committees on topics of interest to the industry. We encourage members to contact us at [advocacy@BuildIndiana.org](mailto:advocacy@BuildIndiana.org) with legislative and regulatory issues. We're here to help!

# Goodbye Rule 5. Hello, CSGP.

By Brian McMorrow, Senior Project Manager - Land Development at V3 Companies and President of the HBA of St. Joseph Valley

On December 9, 2021, the Indiana Department of Environmental Management (IDEM), issued a NPDES Construction/Stormwater General Permit (CSGP) to regulate stormwater runoff from construction activities disturbing more than one (1) acre of ground. It became effective a week later. On February 12, 2022, IDEM notified all persons listed as the points of contact on projects for which a Notice of Intent (NOI) was on file to comply with the “old Rule 5” (327 IAC 15-5) and advised them to file for a “continuation of coverage”, essentially “grandfathering” the approved Stormwater Pollution Prevention Plans. To enjoy such protection, one has until May 12, 2022 to file. What is not as widely known, is that at the moment one registers, the responsible party in the field for adhering to the rule must immediately begin complying with all of the new monitoring and project management requirements, including having a “trained individual” make a written evaluation of the entire project site at various times and forecasted events, including:



- 24 hours prior to a forecast of one-half inch or greater within a 24-hour period.
- At least once weekly if there is no actual rain event of one-half inch or more (but no more than three (3) times in any week if it is a rainy week).

Similarly, for specific areas of the project which are properly stabilized to at least 70% density, make a written evaluation of just that portion at least once a month. These written evaluations must consistently record facts such as name, date, amount of precipitation (via on-site gauge or nearby official weather station), observed stormwater discharges, temporary measures that are working (and that failed), corrective and restorative actions taken, and a timeline for corrective and restorative actions. And the timeline is not of your own choosing. Rather, the new CSGP requires, from the moment the deficiency is discovered by you (or, presumably, made known to you by an inspector or even by the public), that you shall follow this timetable:

- 48 hours to repair or replace existing temporary measures; or
- Seven (7) days to install a new (alternative) measure with a higher degree of confidence of being effective, or sooner than that if circumstances suggest swifter action is needed.

After May 12, 2022, all projects must adhere to the new monitoring and project management requirements, regardless of the date on which an NOI was filed with IDEM.

For projects currently in the design phase or for land which is being considered for purchase and development/redevelopment, you are encouraged to contact your local MS4 district representative or, if there is no local MS4 having jurisdiction, IDEM. Why? Because the new CSGP program does not begin to cover projects not enjoying continuation of coverage until the local MS4 adopts a new ordinance. So what are the differences between the “old Rule 5” and the new CSGP when it comes to the preparation of Construction/Stormwater Pollution Prevention Plan development? In the end, after months (and even years) of conversation and general permit drafts, the differences are relatively few in number:

- Clearly identify where stormwater runoff enters project and exits;
- Identify discharges to waters on current federal Clean Water Act Section 303(d) list of impaired waters and the pollutant(s) for which it is already impaired;
- Clearly identify existing permanent retention/detention areas, existing man-made wetlands, existing ponds, and existing stormwater management infrastructure;
- Clearly identify construction support activities (such as concrete/asphalt mixing, staging areas, and material storage areas);
- Provide plans and specs for in-stream activities, including stream crossings, and stream diversions;
- Provide plans and specs for activities within waterbodies, including de-watering, if applicable; and
- (The item which may have the most impact on your project), plans to preserve during construction existing “natural buffers” within fifty feet (50’) of ephemeral, intermittent and perennial streams with a defined bed and bank, natural lakes, reservoirs, and wetlands.

On December 17, 2021, IDEM published important guidance regarding the characteristics of natural vegetative buffers requiring preservation, how to measure the buffer limits, and steps required to preserve the buffer. You may find that guidance, together with all IDEM guidance regarding the transition to this new permit program at IDEM: Storm Water Permitting: Stormwater Program Transition to Master General Permits.

In closing, because local MS4’s are not obligated to merely adopt the minimum requirements of the new CSGP program, we encourage IBA members to stay engaged with local MS4 representatives and their efforts to draft and adopt local ordinances and to share your experiences with Carlie Hopper, IBA’s Governmental Affairs Director, so that IBA can work with you and with IDEM to ensure that the new CSGP program is administrated as evenly and as fairly as possible across the state.



## 2022 State & National Association Calendar of Events

Date	Event	Location
June 6 – June 7	Summer Board & Committee Meetings	French Lick Resort, French Lick, IN
June 14 – 18	National Spring Legislative Conference and Leadership Meetings	Washington Hilton, Washington, D.C.
September 28	Executive Committee Meeting	TBD
October 24 – 27	National Fall Leadership Meetings	Loews Kansas City Hotel, Kansas City, MO
November 9-10	Leadership Conference and Board & Committee Meetings	Embassy Suites, Noblesville, IN

\*as of 5/1/22\*



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# Local Spotlight



The Home Builders Association of Greater Terre Haute was chartered in 1964 and has over 100 members. Most recently, the Vigo County based HBA welcomed National Association of Home Builders CEO Jerry Howard to their member meeting. Vigo County was organized in 1818 and named for Francis Vigo of Revolutionary War fame. In 2020, Vigo County pulled 58 total permits. Of the 58 permits pulled, 26 were for single-family and 32 were for multifamily permits. This number is an increase from 2019, when 41 total permits were pulled for Vigo County. Since 2010, 894 building permits have been authorized. 72% of homes in Vigo County are single-family, while 28% are multifamily. Most homes average 2.36 bedrooms, with 50% of units containing 3 bedrooms or more. 13% of homes were built after 2000. This information and more can be found on the Indiana Housing Dashboard website. To view it or look at your county visit [www.indianahousingdashboard.com](http://www.indianahousingdashboard.com).



Above: NAHB CEO Jerry Howard (right) with IBA CEO Rick Wajda (left) and HBA of Greater Terre Haute President and State Director Joe Hoopingarner

Right: 2020 permit information for Vigo County

Name	Population in 2019	Percent of County
Riley	220	0.2%
Seelyville	1,007	1.0%
Terre Haute	60,605	57.2%
West Terre Haute	2,204	2.1%

Source: U.S. Census Bureau annual population estimates

Above: Largest cities in Vigo County

Residential Building Permits, 2020	Units	Pct Dist. in County	Pct Dist. in State	Cost (\$000)	State Cost (\$000)
Total Permits Filed	58	100.0%	100.0%	\$9,480	\$5,872,297
Single-Family	26	44.8%	76.2%	\$5,517	\$5,209,930
2-Family	32	55.2%	2.5%	3,964	\$83,895
3- and 4-Family	0	0.0%	0.8%	\$0	\$25,965
5+ Family	0	0.0%	20.6%	\$0	\$552,508

Notes: Detail cost may not sum to total due to rounding. Greene County does not currently issue

Housing	Number	Rank in State	Pct Dist. in County	Pct Dist. in State
Total Housing Units in 2020 (estimate)	47,483	17	100.0%	100.0%
Total Housing Units in 2020 (includes vacant units)	47,351	17	100.0%	100.0%
Owner Occupied <small>(Pct. distribution based on all housing units)</small>	27,045	17	57.1%	62.3%
Median Value (2020)	\$105,200	72		
Renter Occupied <small>(Pct. distribution based on all housing units)</small>	15,612	14	33.0%	27.4%
Median Rent (2020)	\$574	38		

Left: Housing information for 2020 in Vigo County. In 2020, there were 47,351 total housing units including vacant units. The median value of a home was \$105,200 with the median rent being \$574.

Source: U.S. Census Bureau, American Community Survey 5-year estimates.



# THE DEHAYES GROUP



## Who am I?

Blessed to be able to help people every day by solving problems and identifying pitfalls through risk management. My main areas of focus include construction and manufacturing property and casualty, group health insurance benefits, group voluntary benefits, risk management and informational seminars. Appreciate the opportunities to be involved in both my local and state Home Builder Associations!

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# Nearly 500 students learn about high-skill careers in construction at C2E Expo

The C2E (Construction Career & Education) Expo emphasizes the importance of construction to our economy while drawing attention to many rewarding, high-skill careers available within the construction industry. The C2E Expo brings together members of the industry (residential, commercial, industrial, merit and union shops) to speak and demonstrate numerous skills used within 3 core functions: Plan It, Build It, and Finish It. The result is a collaboration between industry, students and our local school corporations showcasing construction careers that best fit a student’s personality and future career goals.

The Expo set a new attendance record with almost 500 students from 10 school corporations in attendance, and 38 construction companies participating.

Builders Association of Greater Lafayette (BAGL) member J.L. Anderson Heating & Cooling said, “We had the honor of having a booth at the C2E Expo this past week. The turnout was amazing as there were over 480 students from all over the area that attended. Shout out to BAGL for hosting an amazing event, way to go!”

“This is our 3rd Expo and we are seeing a greater awareness at the high school level for events like this to introduce students to career options that match their interest. Several exhibiting companies advised they set up interviews with students graduating in May. Dedicated BAGL members, led by Brian Kerkhoff- KA Components, Becca Grimes – Epic Insurance and Topher Dick – Von Tobel Lumber, work very hard to create and support a great trade show for the students,” said Mary Ellis, Executive Director, BA of Greater Lafayette. Mark your calendar for the 2023 C2E Expo on January 26th.



Left: Students listen to first-hand experience about the importance of construction to our economy.

Above: Students enjoy demonstrations during the Builder Association of Greater Lafayette’s C2E Expo.

## March Indiana Single-Family Building Permits



The U.S. Census Bureau recently released statewide totals for building permits issued in March and shows 1,908 single-family permits were pulled. The 1,908 permits pulled in March of 2022 are down 14% from the 2,216 permits pulled in March of 2021. This number is up 29% from February of 2022, when 1,483 permits were pulled. The single-family permit numbers (4,930) for 2022 are down 3% compared to the first quarter of 2021.

# Foundation scholarships and grant applications now open!

In 2021, Indiana Builders Charitable Foundation (IBCF) and the Indiana Builders Association Educational Scholarship Foundation were pleased to award \$12,780 to students pursuing a degree in the building industry or groups working to provide building-related educational opportunities. Applications are open once again for the Indiana Builders Charitable Foundation and Indiana Builders Association Educational Scholarship Foundation. Applications must be submitted by mail or emailed to the Indiana Builders Association by October 31, 2022. Visit <https://buildindiana.org/scholarships-grants/> to learn more and download applications or email [Raelle@Build-Indiana.org](mailto:Raelle@Build-Indiana.org).

Thank you to all of our members who supported the 2022 Bill Carson Memorial Golf Outing at Topgolf, with proceeds to benefit both foundations. Visit pages 24 and 25 to view photos from the event.



From left: IBA President Paul Schwinghammer with the recipients of the Indiana Builders Charitable Foundation grants: NAHB Student Chapter at Purue University, Greater Lafayette Career Academy and New Prairie Building Trades



[buildindiana.org](https://buildindiana.org)

As an IBA member, you have the exclusive opportunity to access affordable health insurance for your company. Compare your current benefit package with the IBA Health Plan and you'll see why now is the time to take advantage of what we have to offer.

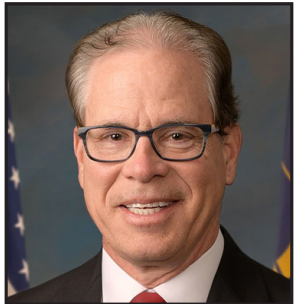
Contact **Jacob Julius** at **812.949.7444** or [jjulius@shepherdins.com](mailto:jjulius@shepherdins.com) to get the process started.



# Indiana Builders Association Summer Board & Committee Meetings

**Monday, June 6 & Tuesday, June 7**

**Keynote Speakers**



**United States Senator Mike Braun** is the keynote speaker for the Indiana Builders Association Board Meeting. Senator Braun is a conservative who is proud to work toward creating great American jobs, building a strong national defense, reducing the debt and deficit and helping our veterans.



**NAHB Second Vice Chairman Carl Harris** is the keynote speaker for dinner at the Stables Pavilion on Monday night. Harris, a Wichita, Kan.-based small volume spec and custom home builder with over 40 years of experience in the home building, remodeling and light commercial construction industry.

He is the co-founder and president of the Carl Harris Co., Inc. and Managing Partner of Harris Homes.

**Meeting Location & Hotel Accommodations**

**French Lick Resort**  
8670 West State Rd. 56, French Lick, IN 47432

**Cost**

\$100 if registered by **May 23, 2022**. An additional fee of \$10 will be applied for late and on-site registration. Guests are welcome to attend lunch and dinner on Monday for an additional fee of \$50/person.

**Additional Fee Items**

Following lunch on Monday, the Indiana Builders Association would love for you to join us for a round of golf at the Donald Ross Course at French Lick. On Tuesday, join us for a sporting clays outing. More information can be found at [www.buildindiana.org/events](http://www.buildindiana.org/events).

**Registration**

Please register by **May 23, 2022** for catering purposes. Register online at [www.buildindiana.org/events](http://www.buildindiana.org/events).

**Schedule of Events**

**Monday, June 6**

9:30 am - 10:00 am

• **Registration**

10:00 am - 12:00 pm

• **Board of Directors Meeting**

**Keynote Speaker: United States Senator Mike Braun**

12:00 pm - 1:00 pm

• **Vinyl Siding Institute (VSI) Lunch & Learn**

1:30 pm

• **NAHB BUILD-PAC Golf Outing\* at the Donald Ross Course**

6:00 pm - 8:00 pm

• **Dinner at The Stables Pavilion**

**Keynote Speaker: NAHB Second Vice Chairman Carl Harris**

**Tuesday, June 7**

8:30 am - 9:45 am

• **Executive Officers Council Meeting**

• **Housing Protection Fund Meeting**

• **Codes & Safety Committee Meeting**

10:00 am - 11:15 am

• **Government Affairs Committee Meeting**

• **Association Issues Committee Meeting**

• **Past Presidents Meeting**

11:30 am - 1:30 pm

• **Executive Committee Meeting**

2:00 pm

• **Sporting Clays Outing\***

\*Additional Fee Item, for more information visit [www.buildindiana.org/events](http://www.buildindiana.org/events).



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# IBA Across the State



IBA President Paul Schwinghammer (left) congratulates Paul Johnson Award winner Jeff Langston for recruiting 13 new members in 2021



Daylong training on the state's residential code draws nearly 100 participants as attendees learn about structural, mechanical, fuel gas, plumbing and electrical requirements



State Senator Kevin Boehnlein (third from left) with members from the Building & Development Association of Southern Indiana



State Senator Ron Alting (left) and BA of Greater Lafayette member Steve Schreckengast



IBA President Paul Schwinghammer and State Health Commissioner Dr. Kristina Box



State Representative Sharon Negele (right) and HBA of Greater Terre Haute Executive Officer Lauren Michael



IBA Senior Officers with Lieutenant Governor Suzanne Crouch



IBA-member instructor Nate Kleist with Energy Diagnostics, Inc. shares information on the energy efficiency requirements in the 2020 Indiana Residential Code and participated in a Q&A session with industry experts Matthew Brown with APA - The Engineered Wood Association and Lynn Madden with Hallmark Homes



Indiana Secretary of State Holli Sullivan with members of the Southwestern Indiana Builders Association

# How NIMBY mentality is hurting Indiana communities

## Build Indiana Roots contributed article

Not in my backyard! When an “unknown” factor moves into our communities, it can feel a bit threatening. This is where I live. Where I raise my family. Where I walk/run/bike/grocery shop/work. Where I feel secure. It can make us resistant to embrace change — and it can even make us fearful. To some extent, NIMBYism is human nature, an instinctual, subconscious response. But quite often, it is rooted in a lack of information. This is what we are here to provide.

## Serving the Underserved

If one has a few million dollars to spend, finding a suitable home is not a problem. If one works 40 hours a week (or, in many cases, more) as a nurse, police officer, teacher, customer service rep, bank teller, plumber, construction worker, small business owner, etc., finding a suitable home is most assuredly a problem. This is true of two-income households as well.

The housing market, which was historically designed to meet the needs of the middle class, now excludes countless hard-working individuals and families. Households in Indiana have a median annual income of \$55,746; with this income an attainable home is \$150,000 – 200,000 based upon lending standards. The average cost for a new home in Indiana is \$354,164.

## A Majority of Hoosiers are Priced Out of Buying a New Home

This should shock us all. There is

very little homebuilding activity occurring that is priced for middle class Hoosiers.

## NIMBYism and Achievable Housing

“There are two things driving NIMBYism: Fear is number one, and number two is a knowledge gap.”

Heather Worthington, Director of Long Range Planning, Minneapolis

When it comes to proposals concerning achievable housing, there are many — unfounded — fears, including:

- Increased crime rates
- Increased traffic and congestion
- Lower property values
- Overcrowded schools
- Loss of community “character”

We say “unfounded” not to denigrate anyone’s worries, but to emphasize that the data does not bear these fears out. The reality is that thriving communities have a housing market with a wide spectrum of new homes available at price points that support and encourage a diverse, constantly evolving, and more resilient economy.

But, NIMBYism is strong. Much of the worry surrounds property values and crime. If achievable housing initiatives gain a foothold... there goes the neighborhood. So, let’s fight fear with facts. A comprehensive study from the minds at Stanford Business School found that the opposite is true. **Crime rates decrease and property**



# Build Indiana Roots

**IBA encourages EVERY member and EVERY local HBA to support achievable housing by joining the coalition at [buildindianaroots.com](http://buildindianaroots.com).**

**values increase when communities invest in, and support, achievable housing.**

The fact is that a diverse community that encompasses people of different socioeconomic levels, races, ethnicities, ages, etc., is stronger, more inclusive, and better able to withstand economic turbulence.

## Turning NIMBYism Into YIMBYism

Achievable housing benefits the entire community:

- With careful planning and conscientious housing policies, a greater variety of housing types are built. This includes single-family homes on smaller lots to boost density (which is another benefit for communities), townhomes, multifamily housing (e.g. duplexes), etc. This ensures there is adequate supply and that there are choices that suit a variety of people, from young families to single professionals to retirees.
- Achievable housing does not mean lower quality housing. In fact, when there is a smaller number of very well-designed options, the building process is much more streamlined and efficient. There are fewer errors and delays – but ample opportunity to meet the needs of diverse segments. This also helps push the price down for achievable housing.
- It creates a second line of business for builders. They can offer value-based

housing that has a lower margin but faster turnaround times.

- The character of the community develops and becomes more dynamic and diverse. This may be a “soft” benefit that is difficult to quantify, but it adds significantly to the quality of life. And don’t we all want to live in vibrant, thriving neighborhoods?

“It’s important to builders that we provide people with a place they can call home,” said Mark Gradison with Gradison Land Development. “Different people of different economic backgrounds all deserve a place they can call their own. By supporting housing growth and development, you help future neighbors put down roots and help the community advance.”

With education and information, NIMBYism turns into YIMBYism – yes in my backyard! The advantages of achievable housing extend to thousands of Hoosiers who will no longer be priced out of the market. But it goes even further: it touches each and every one of their fellow community members.

Fight fear with facts – and fight Indiana’s housing challenges with thoughtful, strategic, balanced, and equitable policies. Visit [www.buildindianaroots.com](http://www.buildindianaroots.com) to learn how.



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## Help wanted: Construction teachers

Over the past few years, more and more students have enrolled in construction courses offered at their high school or career and technical education centers. For example, a rural, just-north-of-Indianapolis high school had four students enrolled three years ago, and this semester they have over 200 students attending their construction classes. This exponential growth is creating demand for more experienced teachers as well.



“When we hear from students about an enjoyable classroom experience, it is almost always because their instructor has been in the field,” says Matthew Nance, Director, K12 Initiatives, BYF Indiana. “Teachers who have been in the field are able to share their hands-on experiences with students in a way others cannot.”

Nance continued, “We know of two positions in northern Indiana looking to be filled full-time or part-time with instructors as soon as this fall. One near South Bend and the other near Fort Wayne, both instructors will have the opportunity to immediately impact the lives of young people who are looking to join the trades.”

If you have any interest in either of these positions, reach out to Matthew Nance at [matthew@indianaconstruction.org](mailto:matthew@indianaconstruction.org).



## May is National Home Remodeling Month

During National Home Remodeling Month in May, NAHB Remodelers launches an annual campaign to celebrate the remodeling industry, recognize the expertise of remodeling professionals and highlight the benefits of hiring a professional remodeler.

Consumers can find tips on how to choose a professional remodeler, links to find a remodeler in the community and design trends on NAHB’s website. Hoosiers are also encouraged to use IBA’s Consumer Connect directory to locate a building professional for any of their home needs, including remodeling. Visit [www.buildindiana.org/search-members](http://www.buildindiana.org/search-members).

Remodelers and local councils will find tools to help create a campaign to promote the industry and local members. The promotional materials include sample social media posts, web banners, press releases, fact sheets and other consumer materials. Members and local remodelers councils can download government proclamations, articles and op-eds, fact sheets and a how-to kit for implementing the campaign. These materials are easily customizable and can be used however you wish. Find them at [www.nahb.org](http://www.nahb.org).



# Top 5 Recruiting

## Locals:

(as of 3/31/22)

1. **BA of South Central Indiana: 20 New Members**
2. **Building & Development Association of Southern Indiana: 18 New Members**
3. **HBA of Fort Wayne: 15 New Members**
4. **Southwestern Indiana Builders: 11 New Members**
5. **BA of Greater Lafayette: 11 New Members**



## IBA welcomes 114 new members in first quarter

For the months of January, February and March, Indiana local home builders associations welcomed 114 new members to the federation. They are listed below. To find a local homebuilder association near you, please visit [www.buildindiana.org/local-associations/](http://www.buildindiana.org/local-associations/).

Angie Alexander, DR Horton  
Shannon Anthony, Shamrock Contracting  
Max Araujo, DE Arauro Mechanical LLC  
Matt Armstrong, Mentor Insurance  
Mark Barclay, LNB Community Bank  
Mike Barron, BR Heating & Cooling  
Bruce Blankenship, Lansing Building Products  
Tom Blumling, Blumling Design & Graphics  
Jay Boser, CenterPoint Energy  
Lindsay Bradtmueller, Fifth Third Bank  
C. Adrain Brown, German American Bank  
Mark Bulleit, Home Builder Solution LLC  
Riley Cain, Sherwan Williams  
Carolyn Carton, Accessibility Options Midwest LLC  
Jeff Christian, B-Town Reno  
Stefan Cooper, The Blue Book  
Salvador Cornejo, Momax Marble of Lafayette  
Mitch Craig, Mitch Craig Heating & Cooling  
Wendy Dant Chesser, One Southern Indiana  
Margee Daugherty, Plumbers Supply Co  
Brian Dorsey, Meineke Car Care Centers of Bloomington  
Joel Doughty, Ace Home Improvements Inc  
Amanda Downing, My Main Maid  
Tim Dumas, Unrivaled Electric LLC  
Pat Durkin, Fund That Flip LLC

Daniel Elliot, Elliot Home Services  
Mike Emeigh, Infinity Flooring Inc.  
William Etzler, Abonmarche Consultants  
David Eubanks, Majestic Stone Imports  
Debbie Farmer, Roto-Rooter Plumbers  
Tanner Faulkenburg, Faulkenburg Concrete LLC  
Larry Faulkenburg, Faulkenburg Construction LLC  
Sharon Fawbush, MutualBank  
David Floyd, Hammersmith INC  
Greg Flynn, Flynn & Sons Excavating & Paving Inc  
Jake Freeman, Freeman Exteriors  
Bradley Frye, B&R Portable Restrooms & Services  
Rex Fulk, Duncan Supply Company  
Adam Gann, Fee Construction LLC  
Tim Gannon, Gannon & Company  
Zach Garza, ICC Floors Plus  
Mike Gould, Roofco  
Allen Grace, Cressy & Everett Inc.  
Jordan Haisley, Ball State University  
Cyndi Handley, Ruoff Home Mortgage  
Desiree Hardin, Better By Design LLC  
Tom Havens, Indiana Cable & Broadband Association  
Matt Healey, Fisk Plumbing  
Tony Hicks, Foster and Park  
Patricia Hobbs, Busby Drilling Company Inc.  
Chris Hoke, Southside Rental Center Inc.  
Matt Hussong, Fairmount Door  
Andrew Hyndman, EPIC Insurance Midwest  
Chris Jackson, Dan Cristiani Excavating Co. Inc.  
Sarah Jordan, Luxe Real Estate LLC  
Bill Kattmann, Kattmann Const. Inc.  
Bill Kauffman, PatchMaster Drywall Repair  
Julie Keb, Star Financial Bank

Chris King, C. King Construction LLC  
Josh Koontz, Koontz Roofing & Exterior Construction  
Chris Kramer, C. Kramer Interiors  
Matt Lambert, Peoples Bank  
Shane Lanning, Legend Design Build  
John Livingston, Elite Electric  
Ryan Loftus, Budget Blinds of Terre Haute  
Carlos Lopez, LOPZ Construction  
Brandon Lovell, Lovell Brothers LLC  
Bob Magiera, Hoosier Realtors  
Jamie Maroney, The Center for Leadership Excellence  
Bruce Marti, Budget Blinds of Bloomington  
Joey Martin, Martin Design & Planning  
Casey Mast, MSL- Mast Services of Lafayette  
Carl Matacale, Office Easel Promotions  
Doug Miles, Louisville Tile  
Gary Miller, GM Custom Painting LLC  
Shelly Miller, Stone Creek Communities  
Jill Muensterman, North Main Systems LLC  
Ryan Neumeister, Liberty Developing Inc.  
Ryan Neumeister, PromoPRO  
Jerrod Nicole, JRN Construction  
Stacey O'vivion, Stacks Framing Specialist  
Kevin Owens, Blue River Farm Supply  
Darren Patterson, The Mortgage Company  
Angela Patton, Bath Fitter  
Eric Pearson, Five Star Painting of South Bend  
James Pence, Hoosier WinSupply Company  
Christopher Phelan, Phelan Design

Builders  
Allie Plessinger, Bloom Environmental LLC  
Blake Plumbing, Greenwell Plumbing  
Pam Proctor, Cressy & Everett Inc.  
Heather Reeve, Signs of Progress LLC  
Matt Riley, Rileys Excavating LLC  
Seth Schaeffer, Dynasty Epoxy Louisville  
Kirk Schepherd, Shepherd Construction LLC  
Brian Schmett, Schmett Shine  
Nick Staker, Academy Mortgage Corporation  
Russell Stanger, Crane Credit Union  
Devin Steele, Steele Properties  
Andrea Strickland, The Window Source of Michiana  
Terrie Taziri, Surf broadband  
Brandon Tully, Superior Walls by Skill Precast  
Al Vlasman, Al Vlasman Construction Inc.  
Luke Wagoner, Bullseye Construction Inc.  
Chris Walters, WFP Retail Solutions LLC  
Roger Waterval, Cascade Cabinets  
Conner Welch, Rural 1st  
J.T. Wenger, Louisville Tile Distrs Inc.  
Amy Wheatley, The Wheatley Group LLC  
Karen White, Caliber Designs LLC  
Tonya Wolfe, Preferred Rate  
Steve Young, Sky Built LLC  
Martin Youravich, American Mobile Glass  
Johnny Zamora, Form-A-Drain Solutions

**All membership information is provided by NAHB's Web Membership System.**

## The State of Housing in Indiana



\*State of Housing data provided by NAHB

## Indiana Housing Dashboard offers statewide inventory of housing

The Indiana Housing and Community Development, guided by a Housing Working Group that included IBA and many other stakeholders, has launched a comprehensive housing dashboard that includes a statewide inventory of housing in Indiana to serve as a tool for identifying the greatest housing needs and opportunities for economic development and investment. The platform allows users to track demographic and housing trends across the state at a county-by-county level. It allows users to see data snapshots for each county in the state, to compare data points across different counties and to export a Housing Needs Assessment with detailed housing and demographic analysis for each county. Check it out at: [www.indianahousingdashboard.com](http://www.indianahousingdashboard.com).

### How does it work?

After accessing the website, you'll see a Navigation Guide video that highlights the many functions of the site. Continuing to the Dashboard's front page, you will notice the four main data points - Population, Housing, Housing Availability & Jobs - at the upper left. In addition to viewing these statistics for the entire state, you may review them for each of our 92 counties, or even compare counties to each other or to the state as a whole.

### What can it tell me?

Did you know that Hillenbrand, Inc. is the largest employer in Franklin County, or that the median salary in LaPorte County has increased nearly 14% over the past 10 years? A quick use of the comparison tool reveals that 69.1% of residences in Indiana are owner occupied, while those numbers are 77% and 61.8% in Lawrence and Vigo counties, respectively. Home prices in Johnson County have increased an average of 42% since 2019 with a median listing price of \$304,593. You can also use the Export Full Report tab to produce a 32-page in-depth report.

### Will it be updated?

All the data and statistics contained within will be continuously updated as new census and other data sources are utilized. All of the above and much more is available online 24/7 for individuals, housing providers, stakeholders and municipalities.





## Indiana Builders Association's Indiana Builders PAC Donor Club



Indiana Builders PAC Donor Club provides members with an opportunity to take part in the association's legislative and political advocacy efforts, showing their commitment to protect housing.

**10** IBA members in the Indiana General Assembly

**2** Dedicated lobbyists for home builders

**97%** Of candidates supported by Indiana Builders PAC won their races in 2020

### WHY JOIN?

Through Indiana Builders PAC, Indiana Builders Association supports the election of pro-housing candidates to the Indiana General Assembly and connects our members and lobbyists to those state lawmakers. Joining the PAC Donor Club helps us strengthen our voice at the Indiana Statehouse and fulfill our mission to advocate for the construction industry to positively impact legislative, regulatory, and legal issues that affect housing affordability.

### TOP 5 LEGISLATIVE ACCOMPLISHMENTS

- Passed prohibition of residential fire sprinkler mandate
- Passed prohibition on local builder license and registration requirements
- Passed Right to Work Law and repealed common Construction Wage Law
- Defeated Employee Classification
- Passed Developers Discount Statute

### PAC ANNUAL COMMITMENT LEVELS

Gold Club	\$5,000
Silver Club	\$2,500
Bronze Club	\$1,500
Hammer Club	\$100
Supporter	\$40

**JOIN THE CLUB AT [BUILDINDIANA.ORG/CONTRIBUTE/](http://BUILDINDIANA.ORG/CONTRIBUTE/)**



## Indiana Builders PAC Donor Club Members



### Gold



### Silver



### Bronze



# IBA Legislative Conference



State Representative Tim O'Brien (middle) with IBA President Paul Schwinghammer (left) and Treasurer Kenny Reinbrecht



State Representatives Stephen Bartels (left) and Shane Lindauer (right) with BA of Dubois County member Tom Schroering



Indiana Auditor Terra Klutz (right) with BA of Greater Lafayette member Steve Schreckengast



State Representative Hal Slager (middle) with Kelsey Stearns and Bob Micunek from the HBA of Northwest Indiana



State Senator Jeff Raatz (left) with Chris Price of Build Your Future Indiana



State Representative Mike Aylesworth (middle) with members of the HBA of Northwest Indiana



State Senator Dennis Kruse (second from left) with Luke Hoffman (left), Greg Gerbers (second from right) and Brian McMorrow



State Representative J.D. Prescott (left) and IBA President Paul Schwinghammer



State Senator Jack Sandlin (right) with BA of Greater Indianapolis member Brian Adams

# IBA Legislative Conference



State Representative Cherrish Pryor (left) with BA of Greater Indianapolis member Christian Rector



From left: State Representatives Karen Engleman and Ed Clere, BDASI members Brad Weddington, Greg Furnish, Jason Sams, Lt. Gov. Suzanne Crouch, Christian Evans, Ryan Hodskins, and State Representative J. Michael Davisson



State Senator Andy Zay (middle) with Indiana Builders Association CEO Rick Wajda (left) and President Paul Schwinghammer



State Representative Bob Heaton (left) with IBA Secretary Ryan Baker (right) and members from the HBA of Greater Terre Haute



State Senator Linda Rogers with IBA President Paul Schwinghammer



State Senator Mark Messemer (left) with BA of Dubois County member Tom Schroering



State Senator Jon Ford (second from left) with members of HBA of Greater Terre Haute



State Representatives Tonya Pfaff (left) and Bruce Borders (right) with IBA past president Rick Jenkins



From left: Members of the BA of Greater Lafayette Wendy Starr, Shane Weist, Lieutenant Governor Suzanne Crouch, IBA past president David Kovich and State Representative Sheila Klinker

# IBA Legislative Conference



Lieutenant Governor Suzanne Crouch (middle) with members from the HBA of Northwest Indiana



State Representative Justin Moed (right) with BA of Greater Indianapolis member Tim Eckert



State Representative Chuck Goodrich (right) with Mark Zimpfer of Purdue University



State Representative Terri Austin (second from left) with members of the Madison County BA



State Representatives Joanna King, Timothy Wesco, Dale DeVon and Bruce Borders meet with members from the HBA of St. Joseph County



State Representative Matt Pierce (left) with Indiana Builders Association's Marketing & Member Services Director Raelle Vitali



Build Your Future Indiana's Matthew Nance (right) educating an IBA member about careers in construction



State Representatives Matt Hostettler (bottom left), Tim O'Brien (bottom, second from left), Lieutenant Governor Suzanne Crouch (bottom middle) and Wendy McNamara pose with members of the Southwestern Indiana BA



State Senators Kevin Boehnlein (left), Chris Garten (right) and State Representative Zach Payne (middle) poses with members from Building & Development Association of Southern Indiana

# HBA REBATES



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- 2 SUBMIT A REBATE CLAIM**
- 3 RECEIVE A REBATE CHECK**

**THE AVERAGE REBATE PER  
BUILDER / REMODELER COMPANY  
WHO PARTICIPATED IN 2021 WAS:**

**\$1,582.20**

**PARTICIPATING MANUFACTURERS**



**AFFILIATE PARTNERS**

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# Bill Carson Memorial Golf Outing at Topgolf



Builders Association of Greater Indianapolis



Builders Association of Greater Lafayette



Midwest Remodeling Services



Leader One & Baker Contracting



Building & Development Association of Southern Indiana



Timberstone Homes



Builders Association of Elkhart County



Oakmont Development & North Eastern Group



Builders Association of North Central Indiana



# Bill Carson Memorial Golf Outing at Topgolf



First Farmers Bank & Trust



Home Builders Association of Fort Wayne



IMI & Mary Ellis of Builders Association of Greater Lafayette



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# Advocacy in Action



Above: Congresswoman Jackie Walorski (left) and State Senator Linda Rogers



Above: Congressman Jim Banks (left) with Marcy and Morris DeShong



Right: Congressman Greg Pence (right) and IBA CEO Rick Wajda

Below: Members of the IBA meet Gov. Eric Holcomb for lunch



Indiana House Speaker Todd Huston (second from left) with IBA's Senior Officers



From left: IBA Treasurer Kenny Reinbrecht, Shane Weist, State Representatives Doug Miller and Jim Pressel



State Representative Chuck Goodrich (middle) with IBA Vice President Ric Zehr (left) and President Paul Schwinghammer



INDIANA BUILDERS ASSOCIATION

# BUSINESS INSURANCE PLAN

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**NAHB BUILD-PAC**

# Golf Outing

at The Donald Ross  
Course French Lick



## WHEN:

Monday

**June 6, 2022**

## WHERE:

*The Donald Ross Course*

*French Lick*

11160 IN-56

French Lick, IN 47432

## DETAILS:

\$300/Person

\$1,200/Foursome

Includes: Golf, Cart and Reception

## SCHEDULE:

Registration and Warm-up:

1:00 pm EST



Tee Time: 1:30 pm EST

**Register online at**  
**[business.buildindiana.org/events](https://business.buildindiana.org/events)**

For questions or more information,  
please contact Rick Wajda at  
317-917-1100 ext. 204 or  
[rick@buildindiana.org](mailto:rick@buildindiana.org)

